

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE

Monday September 25, 2023

CALL TO ORDER:

President Baldwin called the regular Board of Directors meeting of the Honolulu Park Place to order at 6:04 P.M. via Zoom. Management Executive Richter was recording secretary.

ESTABLISH A QUORUM:

A quorum was established.

Members Present: President Richard Baldwin, Vice President Dennis Padlock, Secretary Craig Williams (Dep. 7:35 P.M.), Treasurer Trappeur Rahn, Director (s) Kelly Brehm, Melanie King, Eric Lockett, and Mark Russell

Member Excused: Katherine Crosier

Present by Invitation: General Manager Miranda, Management Executive Richter, Management Executive Jaycelin Oliva, Hawaiiana Management Company, and Christopher Goodwin AOA attorney.

APPROVAL OF MINUTES

- (1) The Board, by general consensus, approved the minutes of Monday, June 19, 2023, regular Board of Director Meeting.
- (2) The Board, by general consensus, approved the minutes of Monday, June 19, 2023, Executive Session Meeting.

GENERAL MANAGER'S REPORT:

GM Miranda provided a written and an oral report. The report is on file in the on-site office.

TREASURERS REPORT:

- (1) There being no objection, the financial reports for May, June and July 2023 were accepted, subject to audit.
- (2) A delinquency report was presented to the Board and discussed.

BOARD OF GOVERNERS:

The Board of Governors made an oral presentation. Topics discussed were:

- (1) Café: Vice President Padlock informed everyone that the café was extending its hours of operation stating October 2, 2023.

UNFINISHED BUSINESS:

- A. Front Entry Project: This item deferred until the next Board of Director meeting. Waiting for the permit to be approved from the City & County of Honolulu. It is estimated that an artist rendering of the project will cost approx. \$1,500.00.

- B. Hawaii Energy Systems Sub Metering Project (Update): The meters have been installed except for approx. 30 units. Testing is currently underway to make sure all meters are working. This item is deferred to the next Board Meeting.
- C. Honolulu Park Place Owned Unit (Executive Session):

NEW BUSINESS:

- A. High Risk Inspections (Executive Session):
- B. Common Area Lighting (Executive Session):
- C. Anti-Harassment Policy Regarding Association Employees and Others (Executive Session):
- D. Budget 2024 (Executive Session):
- E. Auditor Proposal (Executive Session):

EXECUTIVE SESSION:

At **6:40 P.M.**, President Baldwin called for and upon further review, the Board unanimously adjourned into executive session to discuss contracts.

At **8:22 P.M.**, President Baldwin announced the meeting back in regular session.

DATE AND TIME OF NEXT BOARD MEETING:

The next Regular Board of Directors Meeting is scheduled for Monday October 23, 2023, at 6:00 P.M. by Zoom.

ADJOURNMENT:

There being no further business and no objections, the Board unanimously voted to adjourn the meeting. The meeting adjourned at 8:23 p.m.

Respectfully submitted,

Craig Richter  
Recording Secretary

Approved

Craig Williams  
Secretary