

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF HONOLULU PARK PLACE  
OCTOBER 23, 2023  
VIA ZOOM VIDEO/TELECONFERENCE

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, Treasurer Trappeur Rahn (dep. 7:17 pm), Directors Kelly Brehm, Melanie King, Eric Lockett, Mark Russell, and Katherine Crosier

Member Excused: None

Present by Invitation: Walters Miranda, General Manager  
Craig Richter, Management Executive, Hawaiiana Management Company,

APPROVAL OF MINUTES

- (1) The Board, by consensus, approved the minutes of the Monday, September 25, 2023, regular Board of Director Meeting.
- (2) The Board, by consensus, approved the minutes of Monday, September 25, 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 August and September 2023 were accepted, subject to audit.
- (2) A delinquency report was presented to the Board and discussed.
- (3) Cash Balance was presented to the Board and discussed.

BOARD OF GOVERNERS:

None

UNFINISHED BUSINESS:

- A. Front Entry Project: Architect Fred McCallum reported that the Department of Permitting and Planning (DPP) is requesting information reviewing the drawings. A motion was made Kelly and seconded by Rick that an artist rendering of the project will not exceed \$3,000.00. The motion passed unanimously.
- 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. Anti-Harassment Policy Regarding Association Employees and Others (Executive Session):
- C. Budget 2024: A motion was made by President Baldwin and seconded by Director Russell to approve a 5.5% increase in maintenance fees. There being no objections, the motion passed.
- D. Christmas Party: The event is scheduled to be held on December 6, 2023. The Board approved a budget of \$15k that will be incorporated into the 2024 budget.

EXECUTIVE SESSION:

At **6:46 P.M.**, President Baldwin called for and upon further review, the Board unanimously adjourned into executive session to discuss contracts.

At **7:42 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, December 18, 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 was adjourned at 7:42 p.m.

Respectfully submitted,

Approved

Craig Richter  
Recording Secretary

Craig Williams  
Secretary