

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

**June 16, 2025**

**6:00 P.M.**

**CALL TO ORDER**

Noting presence of quorum, President Brehm called the regularly scheduled board meeting to order at 6:00 pm.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: President Kelly Brehm, Secretary Craig Williams, Treasurer Trappeur Rahn (attended 6:03 pm), Director Dennis Padlock, Director Melanie King, Director Eric Lockett and Director Mark Russell

Members Absent: Vice-President Richard Baldwin and Director Katherine Crosier

Also Present: General Manager, Walters Miranda; Hawaiiana Management Executive, Ed Au; Attorney, Christopher Goodwin

Owner's Present: Unit 3512, Colin Kau

**OWNER'S FORUM:** Unit 3512 asked why the bulletin board was removed, he was informed that a new bulletin board was ordered.

**APPROVAL OF MINUTES**

1. Unanimous consent to approve the regular meeting minutes held on April 30, 2025.
2. Unanimous consent to approve the executive session meeting minutes held on April 30, 2025.
3. Unanimous consent to approve the special meeting minutes held on May 14, 2025.
4. Unanimous consent to approve the special executive session meeting minutes held on May 14, 2025.

**SITE MANAGER'S REPORT**

General Manager Miranda provided a verbal and written report, which will be kept on file for the Association's records.

**TREASURER'S REPORT**

Financial Statements: Unanimous consent to accept the financial statements for March and April 2025, subject to audit. .

**BOARD OF GOVERNORS**

Director Lockett informed those present that the summer social was held last week and remaining beverages will be saved for the Christmas party.

### **UNFINISHED BUSINESS**

- A. Front Entry Project: It was moved (Brehm) and seconded (Lockett) to approve a change order cost which is not to exceed \$105,000.00. Motion carried unanimously.
- B. Tennis Court Lights: Director Padlock informed those present that the new light and poles have arrived and vendor is determining how to connect new pole to current location.
- C. Elevator Maintenance Contract: It was moved (Padlock) and seconded (Lockett) to accept Centric's proposal for elevator maintenance at a cost of \$4,600.00 per month. The motion passed unanimously.
- D. 401K: Director Padlock reported that eleven employees opted out of the 401K plan and June 30, 2025, will be the final day to opt out of enrollment of the 401K.
- E. High Risk Inspections: It was moved (Padlock) and seconded (Lockett) to extend the \$50.00 water shut off fee waiver and repair deadline to December 31, 2025. The motion passed with unanimous consent.
- F. Hawaiiana Management Co. Ltd. Agreement Renegotiation: It was moved (Brehm) and seconded (Williams) to adopt the agreement between Hawaiiana Management Co. Ltd and AOA Honolulu Park Place. The motion passed with unanimous consent.
- G. AHU (Air Handler Unit) Replacement-2<sup>nd</sup> Floor: Director Padlock informed those present that HECO information was provided to Notkin Hawaii Inc., which is currently preparing drawings for permit submission.
- H. Reserve Study: Treasurer Rahn will be lead for reserve study and will finalize it with Vertical Hawaii.

### **NEW BUSINESS**

- A. Insurance-Marsh: Special board meeting on June 24, 2025, 6:00 pm via Zoom with Richard Johnson of Marsh to discuss insurance policies.
- B. Director Padlock: President Brehm present a plaque to acknowledge former President Padlock's role as President of the Board of Directors.
- C. Jacuzzi: It was moved (King) and seconded (Padlock) to authorize GM Miranda to contact vendors and decide which vendor to use for jacuzzi repair. The motion passed with unanimous consent.

### **EXECUTIVE SESSION**

By unanimous consent of all Directors present, President Brehm announced temporarily adjournment of the regular session to convene into executive session at 7:02 pm to discuss and vote upon matters concerning personnel, litigation in which the association is or may become involved, as necessary to protect the attorney-client privilege of the Association and/or to protect the interests of the association while negotiating contracts, leases, and other commercial transactions. There being no further business and hearing no objection, President Brehm adjourned the executive session at 7:17 pm to reconvene the regular session.

### **NEXT MEETING:**

The next regular meeting is scheduled for July 16, 2025, at 6pm on site, in person and via Zoom.

**ADJOURNMENT:**

There being no further business and hearing no objections, President Brehm adjourned the meeting at 7:21 pm.

Ed Au  
Recording Secretary