

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

July 28, 2025

6:00 P.M.

CALL TO ORDER

Noting presence of quorum, President Brehm called the regularly scheduled board meeting to order at 6:08 pm.

ESTABLISH A QUORUM

A quorum was established.

Members Present: President Kelly Brehm, Secretary Craig Williams, Treasurer Trappeur Rahn, Directors Eric Lockett, Katherine Crosier, Dennis Padlock, and Mark Russell

Members Absent: Vice-President Richard Baldwin and Director Melanie King

Also Present: General Manager, Walters Miranda; Hawaiiana Management Executive, Ed Au; Attorney, Christopher Goodwin; Marsh, Richard Johnson; Marsh, Scot Sterenberg

Owner's Present: Unit 3512, Colin Kau; Unit 2703, Leslie Ito; Unit 3405, Ricky Kawamoto; Unit 3509, Mona Choy; Unit 311, Eric Lopez; Unit 2903, Chris Lee and Debbie Kohn

OWNER'S FORUM: Unit 3405, see below. Unit 3509, see below.

APPROVAL OF MINUTES

1. Unanimous consent to approve the regular meeting minutes held on June 16, 2025.
2. Unanimous consent to approve the special meeting minutes held on June 24, 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 May and June 2025, subject to audit. .

BOARD OF GOVERNORS

Director Lockett informed those present that the café hours have changed and to inform Honolulu Park Place staff of changes.

UNFINISHED BUSINESS

- A. Front Entry Project: It was moved (Padlock) and seconded (Lockett) to approve ACE Tile's proposal as long as recommendations for addressing water intrusion issues related to the front fountain (as reported in a February 2022 report by Wiss, Janney, Elstner Associates, Inc.) are added to the proposal. Board members authorized expenditures not to exceed \$100,000. Motion passed unanimously.

- B. Tennis Court Lights: Director Padlock informed those present that the adapter for the light pole was approved by the structural engineer.
- C. 401(k): It was moved (Padlock) and seconded (Lockett) to authorize Hawaiiana Management Company, Ltd. to provide employee census data to Empower, the designated Recordkeeper for the Honolulu Park Place 401k plan. The motion passed unanimously.
- D. AHU (Air Handler Unit) Replacement-2nd Floor: Director Padlock reported that the permit has been submitted to the Department of Planning and Permitting.
- E. Reserve Study: Treasurer Rahn reported that he is waiting for the reserve study to be submitted.

NEW BUSINESS

- A. Unit 2903 Appeal: Appeal panel to consist of President Brehm, Director Lockett, and Director Russell. Unit 2903 owners discussed their water leak and legal charges to the Board.
- B. May 14, 2025 update minutes: President Brehm will submit changes to ME Au.
- C. Sunshade for Main Lobby: GM Miranda obtaining proposals.
- D. Unit 3509: Unit 3509 requested payment of \$1,000.00 insurance deductible from Association due to building storm drain being cracked. Topic tabled.
- E. Execution of Binding Agreements: It was moved (Padlock) and seconded (Lockett) to designate the Board President to execute any document(s) duly approved by the Board on behalf of the Association, and during any period of the President's absence or unavailability, any two officers shall be authorized to execute such document(s) in accordance with Article IV, Section 9 of the Bylaws. The motion passed unanimously.
- F. Unit 3405: Board voted unanimously to dismiss pending delinquency assessed against the unit.

EXECUTIVE SESSION

By unanimous consent of all Directors present, President Brehm announced temporarily adjournment of the regular session to convene into executive session at 7:25 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 8:09 pm to reconvene the regular session.

NEXT MEETING:

The next regular meeting is scheduled for August 25, 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 8:20 pm.

Ed Au
Recording Secretary