

## MINUTES

**AOAO ILIKAI MARINA APARTMENT BUILDING  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
HAWAIIAN PROPERTIES, LTD.  
1165 BETHEL ST. HONOLULU, HI 96813  
MONDAY, JULY 16, 2018**

- I. **CALL TO ORDER:** Noting the presence of quorum, President Onofryton called the meeting to order at 1:03 p.m. Property Manager Nitta was appointed Meeting Chair Pro Tem.

Present: President Timothy Onofryton (via teleconference), Treasurer Marguerite Myers (via teleconference), Directors Chris Baze, Dass Ramadass, Elliot Blitzer (video conference) and Christa Feeney

Excused: None

Invited: Jeff Mears, General Manager and Ryan Nitta (Hawaiian Properties, Ltd.)

- II. **OWNERS FORUM:** No owners were in attendance.

III. **MINUTES:**

- A. **Regular Board of Directors Meeting, May 21, 2018:** Treasurer Myers moved to approve the minutes of the Regular Board of Directors meeting held on May 21, 2018. Director Blitzer seconded the motion which carried unanimously.

IV. **TREASURER'S REPORT:**

- A. **Financial Statement:** PM Nitta provided a verbal report of the April and May 2018 financial statements. Treasurer Myers moved to accepted the financial statements subject to audit. Director Feeney seconded the motion subject to audit.

V. **MANAGER REPORT:**

- A. **Manager's Report:** General Manager Mears provided formal written report which is filed with Hawaiian Properties, Ltd. GM Mears to look into why the a/c drainlines were not being blown out. GM Mears informed the board that he met with a contractor to install a music system into the lobby and that the estimated cost would be approximately \$1,500.00. Director Feeney moved to approve the installation of a music system into the lobby at a cost not to exceed \$1,500.00. Director Blitzer seconded the motion which carried unanimously.

VI. **COMMITTEE REPORTS:**

- A. **Renovation Committee:** There was nothing to report.

B. **Building & Grounds Aesthetic Committee:** There was nothing to report.

VII. **UNFINISHED BUSINESS:**

- A. Rooftop Recreation Deck: Info packet was tabled for the time being. Board to provide input via email to add to the info mailer.
- B. Signage: President Onofryton informed PM Nitta to proceed with the replacement of the General Manager office sign and to match the design of the elevator lobby signage.
- C. Lobby Cushions: Treasurer Myers will get measurements from GM Mears.

**VIII. NEW BUSINESS:**

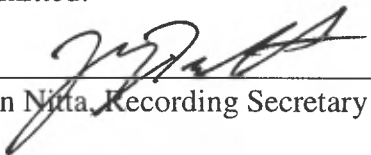
- A. Emergency Generator PM Agreement: Director Baze moved to approve Pacific Power Groups proposal to provide quarterly PM maintenance service at \$638 per service and an annual maintenance service at \$1,158.00 plus tax. President Onofryton seconded the motion which carried unanimously.
- B. Cooling Tower Discharge Meter: Director Ramadass moved to approve Western Pacific Mechanicals proposal to replace the cooling tower discharge water meter at a cost of \$2,434.55. The motion was seconded and carried unanimously.
- C. Hobron Bridge Waterproofing Repairs: Director Blitzer moved to approve Sealmaster of Hawaii's proposal to replace the waterproofing on the Modern's side of the Hobron bridge at a cost of \$9,620.00 for the neogard waterproofing system, \$940 for 10 square feet of spalling and \$600.00 to repair 50 linear feet of cracks. Plus tax. Director Baze seconded the motion which carried unanimously.

The board informed PM Nitta to send them the Modern and Ilikai a letter with the proposals and a bill for 15% of their 1/3 share. Work to not proceed until each of the 50% down payments is made.

- D. Floor Mat Cleaning Service: Tabled.
- E. Booster Pump System Maintenance: Director Feeney moved to approve The Gellert Company's proposal to provide two semiannual service visits at \$520.00 per visit to conduct preventative maintenance to the buildings pump system. Director Ramadass seconded the motion which carried unanimously.
- F. Exterior Paint Specification: The board approved the specs and requested bids for the next meeting. The board also requested proposals for building pressure washing.
- G. Honolulu City and County Sprinkler bill: Discussed matter.
- H. G4S Wage Increase: Director Blitzer moved to approve the pay increase for G4S raising the current bill rate from \$23.23 per hour to \$24.04 per hour. Director Baze seconded the motion which carried unanimously.
- I. Honolulu Disposal GET: The board requested PM Nitta to send Honolulu Disposal a letter asking for a concession and that the Association is willing to pay 50% of the requested previously unbilled GET.

- IX. EXECUTIVE SESSION:** There being no objection, Meeting Chair Nitta adjourned the Regular meeting and convened Executive Session at 3:06 p.m. to discuss delinquencies and personnel issues. Executive Session was adjourned and the Regular Session reconvened at 3:26 p.m.
- X. NEXT MEETING:** The next Meeting of the Board of Directors is scheduled for Monday, September 17, 2018 at 1:00 pm.
- XI. ADJOURNMENT:** There being no further business to discuss Meeting Chair Nitta adjourned the Board meeting at 3:26 pm.

Submitted:

  
\_\_\_\_\_  
Ryan Nitta, Recording Secretary