

MINUTES

**AOAO ILIKAI MARINA APARTMENT BUILDING
REGULAR MEETING OF THE BOARD OF DIRECTORS
HAWAII PRINCE HOTEL
100 HOLOMOANA ST. HONOLULU, HI 96815
MONDAY, MAY 21, 2018**

- I. **CALL TO ORDER:** Noting the presence of quorum, President Onofryton called the meeting to order at 1:10 p.m.

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

Excused: Director Christa Feeney

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

- II. **OWNERS FORUM:** M/M Cooney (1394) and M/M Jordan (1582) were in attendance.

III. **MINUTES:**

A. **Regular Board of Directors Meeting, March 19, 2018:** Treasurer Myers moved to approve the minutes of the Regular Board of Directors meeting held on March 19, 2018. Director Ramadass seconded the motion which carried unanimously.

B. **Annual Owners Meeting, March 19, 2018:** Treasurer Myers moved to approve the minutes of the Annual Owners meeting held on March 19, 2018. Director Ramadass seconded the motion which carried unanimously.

C. **Organizational Board of Directors Meeting, March 19, 2018:** Director Ramadass moved to approve the minutes of the Organizational Board of Directors meeting held on March 19, 2018. Treasurer Myers seconded the motion which carried unanimously.

IV. **TREASURER'S REPORT:**

A. **Financial Statement:** Treasurer Myers provided a verbal report of the February and March 2018 financial statements. The board unanimously accepted the financial statements subject to audit. Treasurer Myers requested Hawaiian Properties to include an additional report showing the detailed administrative chargebacks into the financial statements.

V. **MANAGER REPORT:**

A. **Manager's Report:** General Manager Mears provided a verbal report and informed the board that an additional maintenance/janitorial employee would help out with needed work, especially on the weekends. Treasurer Myers moved to place a job ad to hire an additional janitorial/maintenance employee. Director Baze seconded the motion which carried unanimously.

VI. **COMMITTEE REPORTS:**

A. **Renovation Committee:** There being no objection, President Onofryton appointed Chris Baze to the Renovation Committee.

B. **Human Resources Committee:** The Human Resource Committee was disbanded.

- C. Building & Grounds Aesthetic Committee: Committee Chair Myers informed the board that the current ongoing projects include fencing, completion of the laundry room flooring and replacement cushions for the lobby furniture.

VII. UNFINISHED BUSINESS:

- A. Rooftop Recreation Deck: Discussed the project and scheduled initial general information along with a Q&A and initial designs to be distributed to owners for owner feedback and project rollout.
- B. Signage: President Onofryton and General Manager Mears are gathering the info and working on project.
- C. Lobby Cushions: Treasurer Myers informed the board that she will look for cushions that would fit the lobby furniture.

VIII. NEW BUSINESS:

- A. Tree Trimming: Treasurer Myers moved to approve DGML's proposal to trim 21 coconut trees and two banyan trees at a cost of \$3,100 plus tax. Director Ramadass seconded the motion which carried unanimously.
- B. Audit Engagement: Treasurer Myers moved to approve Ratna Nuti's proposal to conduct the 2018 audit and tax preparation at a cost not to exceed \$9,000 plus tax. Director Ramadass seconded the motion which carried unanimously.
- C. Main Drain Replacement (Charthouse Ceiling): Treasurer Myers moved to approve Marcus Plumbing's proposal to replace a section of 4" cast iron pipe at a cost of \$2,550.78. Director Blitzer seconded the motion which carried unanimously.
- D. Lobby Floors: GM Mears informed the board that the floor re-coating could be done in house, however when the annual stripping is completed, the work should be contracted out due to the amount of labor work involved.

- IX. EXECUTIVE SESSION**: There being no objection, President Onofryton adjourned the Regular meeting and convened Executive Session at 2:30 p.m. to discuss delinquencies and personnel issues. Executive Session was adjourned and the Regular Session reconvened at 3:05 p.m.

- X. NEXT MEETING**: The next Meeting of the Board of Directors is scheduled for Monday, July 16, 2018 at 1:00 pm.

- XI. ADJOURNMENT**: There being no further business to discuss President Onofryton adjourned the Board meeting at 3:05 pm.

Submitted:



Ryan Nitta, Recording Secretary