

MINUTES

**AOAO ILIKAI MARINA APARTMENT BUILDING
REGULAR MEETING OF THE BOARD OF DIRECTORS
HAWAIIAN PROPERTIES, LTD.
1165 BETHEL ST. HONOLULU, HI 96813
MONDAY, SEPTEMBER 17, 2018**

- I. **CALL TO ORDER:** Noting the presence of quorum, President Onofryton called the meeting to order at 1:00 p.m.

Present: President Timothy Onofryton, Treasurer Marguerite Myers, Directors Chris Baze, Dass Ramadass, Elliot Blitzer and Christa Feeney

Excused: None

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

- II. **OWNERS FORUM:** 494 had no comments, 1095 requested a different door knob approved by Air BNB, 1391 had questions regarding the proposed rooftop recreation deck.

- III. **MINUTES:**

A. **Regular Board of Directors Meeting, July 16, 2018:** Director Ramadass moved to approve the minutes of the Regular Board of Directors meeting held on July 16, 2018. Director Blitzer seconded the motion which carried unanimously.

- IV. **TREASURER'S REPORT:**

A. **Financial Statement:** Treasurer Myers and PM Nitta provided verbal reports of the June and July 2018 financial statements. Treasurer Myers moved to accept 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. The board requested him to complete the building/garage numbering so they do not conflict with alphabet versus numbering.

- VI. **COMMITTEE REPORTS:**

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

B. **Building & Grounds Aesthetic Committee:** The committee requested for a sample design for elevator carpets. GM Mears and PM Nitta to solicit designs from AlohaMat.

- VII. **UNFINISHED BUSINESS:**

A. **Rooftop Recreation Deck:** The board approved to proceed with a mailer to obtain owner approval which would also include consents for changes to annual meeting owner quorum requirements and reduction in the size of the board from 9 members to 7 members.

B. Lobby Cushions: Treasurer Myers will look into obtaining replacement cushions.

VIII. NEW BUSINESS:

A. Emergency Generator Cooling System Maintenance: Treasurer Myers moved to approve Pacific Power Groups proposal to conduct generator cooling system maintenance at a cost of \$1,878.21. Director Feeney seconded the motion which carried unanimously.

B. Sprinkler Bill: The board unanimously approved for the letter prepared by PM Nitta to be mailed to the Hawaii Fire Department confirming that the AOA will comply with the new sprinkler bill.

C. Refuse Contract: Treasurer Myers moved to approve renewal of the Honolulu Disposal contract. Director Feeney seconded the motion which carried unanimously.

D. Roofing Maintenance Contract: Discussed, no action taken.

E. Fire System Service Contractor: Treasurer Myers moved to approve Island Signal and Sound's renewal proposal to maintain the buildings fire system and conduct testing. Director Ramadass seconded the motion which carried unanimously.

F. Tsurumi Sump Pump Replacement: Treasurer Myers moved to approve the proposal submit by Western Pacific Mechanical to replace one of the Tsurumi sewage pumps at a cost of \$5,649.21. The motion was seconded and carried unanimously.

G. Building Power Washing: Discussed, no action taken.

H. 2019 Budget and Reserve Study: Draft budget was presented and discussed. No action taken.

I. Paint Specifications: Board requested to proceed with the site inspection and proposal submittal.

J. Insurance: The board requested an additional quote. PM Nitta explained that the number of carriers is limited and all available carriers were approached. Additional information to be requested and submit to the board.

K. Refuse Bay Enclosure: Director Baze moved to approve New Grounds proposal to enclose the refuse bay with louvers, roll up gate and man door at a cost up to \$160,000.00. Director Ramadass seconded the motion which carried unanimously.

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 3:16 p.m.

X. NEXT MEETING: The next Meeting of the Board of Directors is scheduled for Monday, November 19, 2018 at 1:00 pm.

XI. ADJOURNMENT: There being no further business to discuss President Onofryton adjourned the Board meeting at 3:20 pm.

Submitted:



Ryan Nitta, Recording Secretary