

MINUTES

**AOAO ILIKAI MARINA APARTMENT BUILDING
REGULAR MEETING OF THE BOARD OF DIRECTORS
HAWAIIAN PROPERTIES, LTD.
1165 BETHEL ST. HONOLULU, HI 96813
MONDAY, NOVEMBER 19, 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
Excused: Christa Feeney
Invited: Jeff Mears, General Manager and Shaunagh Haiola (Hawaiian Properties, Ltd.)
- II. **OWNERS FORUM:** 482/1695 and 584 had no comments, 1880 had questions regarding the fire safety ordinance, hallway light fixtures, development of the Ala Wai Harbor and past board minutes, 1497 inquired for the website address.
- III. **MINUTES:**
A. **Regular Board of Directors Meeting, September 17, 2018:** Treasurer Myers moved to approve the minutes of the Regular Board of Directors meeting held on September 17, 2018. Director Baze seconded the motion which carried unanimously.
- IV. **TREASURER'S REPORT:**
A. **Financial Statement:** PM Haiola provided verbal reports of the August and September 2018 financial statements. The board unanimously accepted the financial statements subject to audit.
- V. **MANAGER REPORT:**
A. **Manager's Report:** General Manager Mears provided formal written report which is filed with Hawaiian Properties, Ltd.
- VI. **COMMITTEE REPORTS:**
A. **Renovation Committee:** There was nothing to report.
B. **Building & Grounds Aesthetic Committee:** The committee obtained replacement cushions and are pleased with its appearance.
- VII. **UNFINISHED BUSINESS:**
A. **Rooftop Recreation Deck Written Consent:** The board approved to hold-off on sending the mailer till mid-January 2019 for owner approval.
B. **Board Size and Quorum Written Consent:** 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.

- C. 2019 Budget and Reserve Study: Treasurer Myers moved to approve a 2.2% maintenance fee increase for year 2019 and to have a professional electrical energy audit (usage) performed due to rising costs. Director Blitzler seconded the motion which carried unanimously.
- D. Exterior Painting Proposals: Deferred to the next Regular Meeting.
- E. Insurance Renewal: PM Haiola provided an update and due to cost savings measures the board agreed to continue with the present insurance carriers.

VIII. NEW BUSINESS:

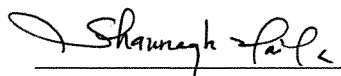
- A. Elevator Tile Landings: Deferred to the next Regular Meeting.
- B. Mechanical Systems PM Maintenance: Item to be discussed by email.

IX. EXECUTIVE SESSION: There being no objection, President Onofryton adjourned the Regular meeting and convened Executive Session at 2:15 p.m. to discuss delinquencies and personnel issues. Executive Session was adjourned and the Regular Session reconvened at 3:08 p.m.

X. NEXT MEETING: The next Meeting of the Board of Directors is scheduled for Monday, January 3, 2019 at 1:00 pm.

XI. ADJOURNMENT: There being no further business to discuss President Onofryton adjourned the Board meeting at 3:12 pm.

Submitted:



Shaunagh Haiola, Recording Secretary