

## MINUTES

**AOAO THE VILLA ON EATON SQUARE  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
On Site (Recreation Deck)  
400 Hobron Lane  
Honolulu, HI 96815  
Monday, October 6, 2014**

- I. **CALL TO ORDER:** Noting the presence of a quorum, Vice President Dale called the meeting to order at 7:00 p.m.
- Present: Vice President Robert Dale, Secretary Carol Mann-Molay, Treasurer Steve Sullivan, Directors Jay Noll, Loretta Falls and Michael Warren
- Not Present: President Steve La Casse, Edmund Wong (Commercial/VPP) and Don Persons (Commercial/ESSP)
- Invited: Atrious Alexander, General Manager Villa on Eaton Square  
Jeff Dickinson, Property Manager, Hawaiian Properties, Ltd.
- II. **OWNER'S FORUM:** Owners commented on various issues including problems with the hot and cold water in the units and condition of the landscaping.
- III. **MINUTES:** Director Falls moved to approve the minutes of the Regular Board of Directors Meeting held on August 4, 2014. The motion was seconded and carried unanimously.
- IV. **GENERAL MANAGER'S REPORT:** General Manager Alexander provided a written report and answered questions from the Board.
- V. **TREASURER'S REPORT:**
- A. **Financial Statement:** Treasurer Sullivan reported on the August 2014 financial statement.
- VI. **COMMERCIAL REPORT:** No report.
- VII. **COMMITTEE REPORTS:**
- A. **Modernization Committee:** Secretary Mann-Molay reported for the Modernization Committee. The lobby renovation draft contract had been revised by the Association attorney and is ready for execution by the Board upon completion of administrative issues.
- (a.) **Landscaping Sub-Committee:** Secretary Mann-Molay reported the committee could be reconvened to address additional issues.
- B. **Garage Steering Committee:** Representative Noll indicated that the garage operator has not been available to meet.

- C. House Rule Committee: Director Noll announced his resignation from the House Rule Committee. Volunteers were requested to head the committee from the Board and the owners present. There were no volunteers.

**VIII. UNFINISHED BUSINESS:**

- A. High-Risk Components: The Board discussed the High-risk Component Resolution. Treasurer Sullivan moved to approve the resolution and the list of high-risk components. Mixing values were added to the list. The motion was seconded and carried unanimously. The Board directed the Property Manager to mail the resolution to the owners along with the resolution adopted at the last Board meeting regarding responsibility for pipes, plumbing fixtures and drains.
- B. Mandatory Insurance: The Board discussed forced place insurance (H-O6). Treasurer Sullivan moved to require proof of homeowners insurance (H-O6). In the event an owner does not provide proof of insurance, a policy will be purchased and charged to the owners account. The motion was seconded and carried unanimously. Forced place insurance will effective January 1, 2015.
- C. Hot Water Re-circulating Pump 5<sup>th</sup> Floor: The Board reviewed two proposals for replacement of a hot water recirculating pump. Treasurer Sullivan moved to approve the proposal from Doonwood Engineering at a cost of \$4,000.00 including tax. The motion was seconded and carried with Director Warren opposed.
- D. Contract Security: The Board discussed contract security for the building. Treasurer Sullivan moved to approve Securitas as the security provider at an hourly cost of \$20.10. The motion was seconded with Treasurer Sullivan, Secretary Mann-Molay and Director Warren in favor. Vice President Dale, Directors Noll and Falls opposed. Motion Failed. Treasurer Sullivan moved to approve Universal Protection as the security provider at an hourly rate of \$19.14. The motion was seconded and carried with Vice President Dale and Director Falls opposed.
- E. Garage Spalling: Treasurer Sullivan moved to approve the Plan Specification Production Phase from Bergeman Group at a cost of \$6,800.00. The motion was seconded and carried unanimously.

**IX. NEW BUSINESS:**

- A. Elevator Consultant: The Board discussed a consulting proposal for elevator modernization from Elevator Solutions. Director Warren moved to approve the project planning phase not to exceed \$2,000.00. The motion was seconded and carried unanimously.
- B. Plumbing Repair, Hot Water: The Board discussed problems with hot water in some of the units. Treasurer Sullivan moved to approve the proposal from Ala'kai Mechanical at a cost of \$9,000.00 to install 14 hot water return stations. The motion was seconded and carried with Vice President Dale opposed. Treasurer Sullivan

moved to approve the cost of replacement of the mixing valves in the '08 stack that have had problems with the hot water cross-over. The motion was seconded and carried unanimously.

- C. Building Capital Repair Proposal: Deferred.
- D. Unit 3212, Noise Complaint: The Board discussed a noise complaint from Unit 3212. No action taken.
- E. Villa Professional Plaza Request: The Board reviewed a letter from the Villa Profession Plaza property manager regarding advertising in the elevator lobbies. The Board requested additional information.
- F. Roof Repair, Change Order: Treasurer Sullivan moved to approve a change order for the roof repair project in the amount of \$11,768.39. The motion was seconded and carried unanimously.


The Board adjourned into Executive Session at 9:30 p.m. to discuss, legal, litigation, contractual and personnel issues.

Secretary Mann-Molay departed at 10:05 p.m.

The Board reconvened into Regular Session at 10:30 p.m.

- G. Unit 3709, Reimbursement Request: Treasurer Sullivan moved to approve reimbursement for water damage to Unit 3709 in the amount of \$11,768.39. The motion was seconded and carried unanimously.
- H. Unit 2302, Reimbursement Request: The Board discussed a request from Unit 2302 for reimbursement for personal property damaged in a water leak. Director Warren moved to deny the request. The motion was seconded and carried unanimously.
- X. **ADJOURNMENT**: There being no further business to discuss and hearing no objections the regular meeting was adjourned at 10:50 p.m.
- XI. **NEXT MEETING**: Monday, November 3, 2014, 7:00 p.m.

Submitted By:

  
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Carol Mann-Molay, Secretary Board of Directors

  
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Jeff Dickinson, Recording Secretary