

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, July 7, 2014**

I. **CALL TO ORDER:** Noting the presence of a quorum, President La Casse called the meeting to order at 7:30 p.m.

Present: President Steve La Casse, Secretary Carol Mann-Molay, Treasurer Steve Sullivan, Directors Jay Noll, Loretta Falls, Michael Warren and Don Persons (Commercial/ESSP)

Not Present: Vice President Robert Dale and Edmund Wong (Commercial/VPP)

Invited: Atrious Alexander, General Manager Villa on Eaton Square
Jeff Dickinson, Property Manager, Hawaiian Properties, Ltd.

II. **OWNER'S FORUM:** Prior to the meeting Yoshi of Yoshi Development New York LLC gave a presentation on his vision of the lobby renovation. After the presentation owners present raised various issues with the Board of Directors, including questions about the timing of the hallway painting and re-carpeting, lack of security on the 4th of July and the need for cleaning of the recreation deck carpet.

III. **MINUTES:** Director Warren moved to approve the minutes of the Regular Board of Directors Meeting held on May 5, 2014. The motion was seconded and carried unanimously.

IV. **GENERAL MANAGER'S REPORT:** General Manager Alexander provided a written report. The General Manager provided pictures of a damaged main water line. The Board directed the General Manager to request proposals for the repair of the water line and circulate via email for approval.

V. **TREASURER'S REPORT:**

A. Financial Statement: Treasurer Sullivan reported on the May financial statement.

VI. **COMMERCIAL REPORT:** No report.

VII. **COMMITTEE REPORTS:**

A. Modernization Committee: Deferred to New Business.

(a.) Landscaping Sub-Committee: General Manager Alexander reported he had obtained bids for landscaping and will be discussed under Unfinished Business.

- B. Garage Steering Committee: Representative Noll reported that he would be meeting with the garage representative later in the month.
- C. House Rule Committee: Director Noll reported that the House Rule Committee is continuing with revising the House Rules.

VIII. UNFINISHED BUSINESS:

- A. 2014 Capital Improvement Projects: The Board discussed prioritizing the major capital projects for this year and future years. Treasurer Sullivan moved to approve the proposal from Bergeman Project Group for the Project Development Phase at a cost of \$4,800.00 and the Reserve Study and Budgeting Phase at a cost of \$5,000.00. The motion was seconded and carried unanimously.
- B. A/C Leaks, Water Damage Policy, High-Risk Components Deferred for discussion at the next Board meeting. The Board directed the Property Manager to add forced place insurance (H-O6) to the agenda for the next meeting.
- C. Unit 3312, Noise: The Board discussed noise complaints caused from Unit 3212. The Board directed the Property Manager to send a second letter to the owner requesting verification of the underlayment used for the wood floor.
- D. Hot Water Re-circulating Pump Noise, 6th Floor: The Board reviewed one proposal for a new hot water re-circulating pump. The Board directed the General Manager to provide additional bids.
- E. Landscaping Proposals: The Board reviewed proposals for contract landscaping. Treasurer Sullivan moved to approve the proposal from Landscape Hawaii at a monthly fee of \$1,055.00 plus tax. The motion was seconded and carried unanimously.
- F. Unit 1108, Letter: The Board discussed a letter from Unit 1108 regarding water leaks from the unit above. The Board directed the Property Manager to respond to the letter.

Directors Persons departed at 9:00 p.m.

IX. NEW BUSINESS:

- A. Lobby Renovation Proposal: The Board discussed the lobby renovation proposal from Yoshi Development New York LLC. Secretary Mann-Molay moved to approve the proposal at a cost of \$650,000.00 plus tax. The motion was seconded and will be placed under Unfinished Business at the next meeting.
- B. Unit 2702, Water Leak: The Board discussed a leak from the fan coil unit in Unit 2702 into the units below. The Board directed the Property Manager to send a letter to the unit owner indicating he is responsible for the damage to the units below

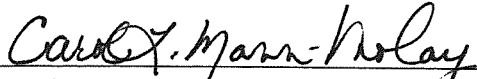
- C. Unit 2210, Leak: Treasurer Sullivan moved to approve charging the expense for repair of a basin drain line to the owner of Unit 2210, who is responsible for that line. The motion was seconded and carried unanimously.
- D. Unit 1101, A/C Leak: Treasurer Sullivan moved to approve charging the expense for water extraction to the units below and repairing a leak from an air conditioning unit in Unit 1101. The motion was seconded and carried unanimously.
- E. Reimbursement Request, Unit 3709: The Board discussed a reimbursement request for repair of plumbing in the unit. Treasurer Sullivan moved and was seconded to place the item under Unfinished Business for the next meeting as the item will require additional investigation and clarification.
- F. Chilled Water Leak Detection Proposal: Treasurer Sullivan moved to approve the proposal for leak detection, in a chilled water line, from Ala'kai Mechanical at a cost of \$1,499.00. The motion was seconded and carried unanimously.
- G. Contract Security: Treasurer Sullivan moved to approve the proposal from Securitas for contract security. The motion was seconded and the item will be placed under Unfinished Business for the next meeting.

The Board adjourned into Executive Session at 10:00 p.m. to discuss, legal, litigation, contractual and personnel issues.

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

- H. Emergency Lanai Repair: Treasurer Sullivan moved to authorized the General Manager to have the loose lanai railing for Unit 2915 repaired at a cost to be determined. 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 10:30 p.m.
- XI. **NEXT MEETING**: Monday, August 4, 2014, 7:00 p.m.

Submitted By:



Carol Mann-Molay, Secretary Board of Directors



Jeff Dickinson, Recording Secretary