

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, August 4, 2014**

I. **CALL TO ORDER:** Noting the presence of a quorum, President La Casse called the meeting to order at 7:00 p.m.

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

Not Present: Edmund Wong (Commercial/VPP)

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 the lobby renovation and the effect on reserves, the condition of the lobby garden, the need for additional security cameras on the recreation deck and posting of the meeting agenda.

III. **MINUTES:** Director Falls moved to approve the minutes of the Regular Board of Directors Meeting held on July 7, 2014. The motion was seconded and carried unanimously.

IV. **GENERAL MANAGER'S REPORT:** General Manager Alexander provided a written report. The Board directed the General Manager to post the meeting agenda prior to the Board meetings on the bulletin board.

V. **TREASURER'S REPORT:**

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

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

VII. **COMMITTEE REPORTS:**

A. **Modernization Committee:** Secretary Mann-Molay reported for the Modernization Committee.

(a.) **Landscaping Sub-Committee:** No report.

B. **Garage Steering Committee:** Representative Noll indicated that he would be meeting with the garage operator on his next visit to Hawaii.

- C. House Rule Committee: Director Noll reported that the House Rule Committee is continuing with revising the House Rules.

VIII. UNFINISHED BUSINESS:

- A. High-Risk Components: The Board discussed the High-risk Component Resolution. President LaCasse and Treasurer Sullivan volunteered to provide a list of high-risk components.
- 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.
- C. Hot Water Re-circulating Pump 5th Floor: The Board reviewed three proposals for a hot water recirculating pump. The Board directed the General Manager to request proposals for a 1.5 horsepower pump for review at the next Board meeting.
- D. Contract Security: Deferred.
- E. Insulation Leaks Unit 2602 & 2702: Director Noll moved to approve the expenditure of \$2,679.00 for repair of the chilled water piping insulation in Units 2602 and 2702. The motion was seconded and carried unanimously.

Director Persons departed at 8:45 p.m.

- F. Main Water Line Repair: The Board reviewed three proposals to repair the main water line into the building. Treasurer Sullivan moved to approve the proposal from Service Air Conditioning and Plumbing at a cost of \$6,558.00 plus tax. The motion was seconded and carried unanimously.
- G. Lobby Renovation Proposal: The Board discussed the lobby renovation proposal from Yoshi Development New York LLC. Director Warren moved to approve the proposal at a cost of \$660,000.00, plus tax. The motion was seconded and carried with Vice President Dale opposed.

IX. NEW BUSINESS:

- A. Roof Maintenance: The Board discussed emergency repairs to the Recreation Deck blue tile roof. Treasurer Sullivan moved to approve the proposal from Commercial Roofing to remove and re-install the blue tiles with stainless steel wiring at a cost of \$22,827.00 plus tax. The motion was seconded and carried unanimously.
- B. Parking Gate Repair: The Board discussed a problem with garage exit gate. Treasurer Sullivan moved to approve the repair of the garage exit gate closing loop and exit barrier gate at a cost of \$1,774.00, including tax. The motion was seconded and carried unanimously.

- C. Unit 3606, Gate Damage: Treasurer Sullivan moved to approve reimbursement of \$782.23 for damage to the vehicle of the resident of Unit 3606 caused by the exit gate. The motion was seconded and carried unanimously.
- D. Hawaiian Telcom, Right of Entry Agreement: The Board discussed the request from Hawaiian Telcom for a Right of Entry agreement. Tabled.

The Board adjourned into Executive Session at 9:15 p.m. to discuss, legal, litigation, contractual and personnel issues.

The Board reconvened into Regular Session at 10:45 p.m.

- E. Resolution for Responsibility for Pipes, Drains, etc. Treasurer Sullivan moved to adopt the resolution for Responsibility for Pipes, Drains Located in or Servicing Only One Apartment as drafted by the Association's attorney. 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, October 6, 2014, 7:00 p.m.

Submitted By:



Carol Mann-Molay, Secretary Board of Directors



Jeff Dickinson, Recording Secretary