

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, February 3, 2014**

- I. CALL TO ORDER:** Noting the presence of a quorum, President Dale called the meeting to order at 7:03 p.m.
- Present: President Robert Dale, Secretary Loretta Falls, Treasurer Richard North, Directors Jay Noll, Colleen Blacktin and Don Persons (Commercial/ESSP)
- Not Present: Vice President Steve LaCasse, Directors Steve Sullivan 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:** Owners present raised various issues with the Board of Directors including the lobby renovation. Director Jay Noll, Carol Sacco and JoAnn Kissler expressed interest in serving on the Modernization Committee. There was no objection from the Board on their serving on the committee.
- III. MINUTES:** Hearing no objection the minutes of the January 6, 2014 Board meeting were approved as circulated.
- IV. GENERAL MANAGER'S REPORT:** General Manager Alexander provided a written report.
- V. TREASURER'S REPORT:**
- A. Financial Statement: Treasurer North reported on the December 2013 financial statement.
- VI. COMMERCIAL REPORT:** No report.
- VII. COMMITTEE REPORTS:**
- A. Modernization Committee: Director Blacktin reported on the status of the lobby renovation. Architect and designer Kevin Caravello participated via a conference call with the Board and owners. Architect Caravello will provide pricing for a color rendering of the proposed lobby renovation.
- B. Garage Steering Committee: Director Noll reported that a response had not been received from the garage licensee (Parallel Capital Partners) to the letter sent by the

Steering Committee regarding issues in the garage. Director Noll, General Manager Alexander and the Property Manager will be meeting with the garage licensee next week.

VIII. UNFINISHED BUSINESS:

- A. House Rule Review: Director Noll reported for the House Rule Review Committee.
- B. Driveway Tree: The General Manager reported that the driveway tree will be removed later this month. Director Blacktin moved to approve the expenditure of \$4,031.41 for the installation of Foxtail Palms in place of the existing tree. The motion was seconded and carried unanimously.
- C. Renovation Update: The General Manager reported that no renovation requests had been received.
- D. Fire Safety System: Deferred.

IX. NEW BUSINESS:

- A. Policy Decisions, Board of Directors: President Dale moved that the Board shall make all policy decisions. All decisions by the Board of Directors shall be recorded in the minutes. The Property Manager and the General Manager shall carry out the policies and decisions of the Board. The motion was seconded and will be placed under unfinished business at the next Board meeting.
- B. Annual Meeting Food: Director Blacktin moved to approve the expenditure of \$2,000.00 for the General Manager to purchase food and beverage for the Annual Meeting. The motion was seconded and carried unanimously.
- C. Oceanic Non-Exclusive Agreement: Secretary Falls moved to approve the Non-Exclusive Right of Entry Agreement from Oceanic Cable. The agreement will allow residents of the building to view the enterphone camera. The motion was seconded and carried unanimously.
- D. Electrical System, Transformer Room: Director North moved that the Board review the proposals provided by the General Manager for verifying the electrical mapping of the transformer room. The motion was seconded and will be placed under Unfinished Business at the next meeting.
- E. President's Authority: Director Noll read a statement on the authority and power of the President of the Board of Directors. Director Noll moved that his President's Authority statement be attached to the minutes of this meeting. The motion failed for lack of a second.

- F. Candidates Forum: Director Noll moved to have the Board sponsor a Candidates Forum for those who are running for the Board of Directors on February 21, 2014. The motion was seconded and carried with President Dale opposed.

The Board adjourned into Executive Session at 8:33 p.m. to discuss personnel, legal and contractual issues.

The Board reconvened into Regular Session at 10:15 p.m.

- G. Exercise Equipment: Director North moved to approve the expenditure of \$2,700.00 plus shipping and tax for the purchase of an elliptical machine for the exercise room. The motion was seconded and carried unanimously.

- X. ADJOURNMENT: There being no further business to discuss and hearing no objections the meeting was adjourned at 9:42 p.m.

- XI. NEXT MEETING: Monday, April 7, 2014, 7:00 p.m.

Submitted By:

Loretta A. Falls, Secretary Board of Directors

Jeff Dickinson, Recording Secretary