

AOAO THE VILLA ON EATON SQUARE

MINUTES OF THE REGULAR MEETING

OF THE BOARD OF DIRECTORS

On Site (Recreation Deck)

400 Hobron Lane

Honolulu, HI 96815

Monday, July 1, 2013

I. CALL TO ORDER: Noting the presence of a quorum, President Robert Dale called the meeting to order at 6:57 p.m.

Present: President Robert Dale, Secretary Loretta Falls, Treasurer Richard North, Directors Steve Sullivan, Jay Noll and Colleen Blacktin

Not Present: Vice President Steve LaCasse, Directors Edmund Wong (Commercial/VPP) and Don Persons (Commercial/ESSP)

Invited: Jeff Dickinson, Property Manager, Hawaiian Properties, Ltd.

II. OWNER'S FORUM: Owners present raised various issues with the Board of Directors.

III. MINUTES: The minutes of the Regular Board of Directors Meeting held on June 3, 2013 were approved by unanimous consent.

IV. GENERAL MANAGER'S REPORT: No report. General Manager Ignas resigned effective June 28, 2013.

V. TREASURER'S REPORT:

Financial Statement: Treasurer North reported on the May 2013 financial statement.

VI. COMMERCIAL REPORT: No report.

VII. COMMITTEE REPORTS:

A. Ad-Hoc Eaton Square Parking Garage Committee: President Dale discussed an email from the garage operator requesting the Association repair the concrete spalling in the garage. The Board directed the Property Manager to discuss with the garage operator the different options to determine how the cost of repairs will be allocated.

B. Modernization Committee: Director Blacktin discussed the modernization projects for the

remainder of the year. Director Blacktin reported that carpet samples for the hallways would be available for the owners to view in the near future. Also, that Architect Kevin Caravello is reviewing the bids for the new glass front entrance doors.

C. Energy Task Force: Chair Noll tendered his resignation from the committee and also as the designated representative of the Board for the Garage Screening Committee.

D. Operations Task Force: Chair Sullivan tendered his resignation from the committee.

E. Maintenance Task Force: Chair LaCasse tendered his resignation from the committee.

F. Lease Rent Renegotiation Task Force: Co-Chair LaCasse tendered his resignation from the committee. Chair Blacktin reported on the timeline for the lease rent renegotiation.

G. House Rule Review Committee: No report.

VIII. UNFINISHED BUSINESS:

A. Garage Electricity Proposals: The Board reviewed three proposals for separating and metering the garage electricity. Director Noll moved to approve the proposal from Hawaiian Isle Electric to provide two manually read meters to meter the garage electricity and the lights in the VPP corridor at a cost \$2,997.66 including tax. The motion is subject to confirmation that the meters have a battery back-up. The motion was seconded and carried unanimously.

B. Eaton Square Shopping Center, Requests: Transformer Room and Driveway: The Property Manager reported that a response had not been received to the letters sent to the Eaton Square Shopping Center regarding their requests.

C. Residential Apartment Sub-metering Study Proposal: The Board discussed the proposal presented by the Energy Task Force from Power &

Systems Inspection Group. Director Noll requested the proposal be withdrawn from consideration at this time.

IX. NEW BUSINESS:

A. Lobby Fan Coil Unit Proposals: The Board discussed and reviewed proposals to replace the Fan Coil Unit (FCU) in the lobby. The Board directed the Property Manager to obtain additional proposals and to request the services of a mechanical engineer to determine the appropriate size for the FCU.

B. Units 905, 914 and 2809, Lanai Spalling: Director Blacktin moved to approve the emergency repair of the spalling on the lanai edge for Units 905, 914 and 2809 at an approximate cost \$2,000.00 plus tax for each unit. The motion was seconded and carried unanimously.

There being no further business to discuss and hearing no objections, President Dale adjourned into Executive Session at 8:20 p.m. to discuss

delinquencies, legal, personnel and contractual issues.

X. ADJOURNMENT: There being no further business to discuss and hearing no objections, President Dale adjourned the meeting at 9:15 p.m.

XI. NEXT MEETING: Monday, August 5, 2013
6:30 p.m.

Submitted By:

Loretta A. Falls, Secretary Board of Directors

Jeff Dickinson, Recording Secretary