

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, June 3, 2013

I. CALL TO ORDER: Noting the presence of a quorum, President Robert Dale called the meeting to order at 6:50 p.m.

Present: President Robert Dale, Vice President Steve LaCasse, Secretary Loretta Falls, Treasurer Richard North, Directors Steve Sullivan, Jay Noll, Edmund Wong (Commercial/VPP) and Don Persons (Commercial/ESSP)

Not Present: Director Colleen Blacktin

Invited: Larry Ignas, General Manager, The 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.

III. MINUTES: Director Sullivan moved to approve the minutes of the Regular Board of Directors Meeting held on May 1, 2013, subject to correction. The motion was seconded and carried unanimously.

IV. GENERAL MANAGER'S REPORT: General Manager Ignas provided a written report, which is on file with the managing agent.

1) Chilled Water Pump Replacement: Treasurer North moved to ratify the expenditure of \$4,188.50 for rewinding a chilled water pump. The motion was seconded and carried unanimously. The expenditure was previously approved via email.

2) Smoke Detectors: Secretary Falls moved to ratify the expenditure of \$2,508.66 for the purchase of smoke detectors. The motion was seconded and

carried unanimously. The expenditure was previously approved via email.

3) General Manager Training: Director Sullivan moved to ratify the expenditure of \$335.00 for computer training for the General Manager. The motion was seconded and carried unanimously. The expenditure was previously approved via email.

V. TREASURER'S REPORT:

1) Financial Statement: Treasurer North reported on the April 2013 financial statement.

VI. COMMERCIAL REPORT: No report.

VII. COMMITTEE REPORTS:

A. Ad-Hoc Eaton Square Parking Garage Committee: The Board discussed an email from the garage operator regarding concrete repairs in the garage. No action taken.

B. Modernization Committee: No report.

C. Energy Task Force: Chair Noll reported for the Energy Task Force. The Board discussed a proposal from Power & Systems Inspection Group to perform an investigation for the sub-metering of each residential unit for electrical use and energy consumption from the central cooling plant. Director Noll moved that the proposal be addressed at next meeting under Unfinished Business. The motion was seconded and carried unanimously.

D. Operations Task Force: Director Sullivan reported that General Manager Ignas had completed computer training classes.

E. Maintenance Task Force: Vice President LaCasse reported that he will be working with Maintenance Chief Gary Botelho on preventative maintenance and the tracking of maintenance tasks.

F. Lease Rent Renegotiation Task Force: Chair LaCasse reported that a meeting of the lessees had been scheduled for 6:00 p.m., June 24, 2013 on the Recreation Deck with Michael Pang of Monarch Properties to discuss the lease rent renegotiation and possible fee purchase.

VIII. UNFINISHED BUSINESS:

A. Garage Electricity Proposals: The Board discussed proposals for separating the garage electricity from the electrical panel in the Villa Professional Plaza. Director Sullivan moved that the proposal from Electrical and Telecom Services Inc. be addressed at next meeting under Unfinished Business. The motion was seconded and carried with Director Noll opposed.

B. Eaton Square Shopping Center, Requests: Transformer Room and Driveway: The Board discussed the requests from the Eaton Square Shopping Center. The Board directed the Property Manager to respond that the Board had no objection

to the request from ESSP to investigate the purchase of the transformer room. Director Sullivan moved to request a legal opinion from AOA/O counsel on the responsibility for repair of the driveway and ownership of the parking stalls in the driveway, which will be addressed under Unfinished Business at the next Board meeting. The motion was seconded and carried unanimously.

C. House Rule Review: The Board appointed Secretary Falls to chair a House Rule Review Committee.

IX. NEW BUSINESS:

A. Homeowner's Insurance: The Board discussed a resolution adopted by a majority of Homeowners at March 11, 2009 annual meeting to authorize the Board to require members to purchase their own insurance. No action taken.

B. Unit 2008, Invoice: Director Sullivan moved to charge the invoice from Belfor Property Restoration in the amount of \$695.78 for an air scrubber and clean-up for a fire that took place on April 27, 2013, to the unit owner. The motion was seconded and carried unanimously.

C. Unit 2009 and 3609, Lanai Spalling: Director Sullivan moved to approve the emergency repair of the spalling on the lanai edge for Units 2009 and 3609 at an approximate cost \$2,000.00 plus tax for each unit. The motion was seconded and carried unanimously. The Board directed the General Manager to perform a visual inspection of the lanais for spalling.

D. Camera Installation Back Driveway: Director North moved to approve the expenditure of \$1,100.00 for the installation of a security camera to monitor the back driveway. The motion was seconded and carried unanimously.

E. Elevator Room Air Conditioning: Director Sullivan moved to approve the expenditure of \$755.00 for repair of the elevator room air conditioning. The motion was seconded and carried unanimously.

F. Variable Frequency Drives (VFD): Director Sullivan moved to have a request for proposal (RFP) drafted for the installation of variable frequency drives for the booster pumps, chilled water pumps and condenser water pumps, which will be addressed under Unfinished Business at the next Board meeting. 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 8:35 p.m. to discuss delinquencies, legal and contractual issues.

The Board reconvened into regular session at 8:49 p.m.

A. Lease Rent Renegotiation: Vice President LaCasse moved to approve up to \$5,000.00 for copies of the 488 unit leases from Title Guaranty. The motion was seconded and carried unanimously.

X. ADJOURNMENT: There being no further business to discuss and hearing no objections, President Dale adjourned the meeting at 8:59 p.m.

XI. NEXT MEETING: Monday, July 1, 2013 6:30 p.m.

Submitted By:

Loretta A. Falls, Secretary Board of Directors

Jeff Dickinson, Recording Secretary