

**WAIKIKI BANYAN
BOARD OF DIRECTORS
MEETING MINUTES
Thursday, June 4, 2009**

CALL TO ORDER: President Dick Eide called the meeting to order at 2:01 PM in the Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI.

PRESENT: President Dick Eide, Treasurer Kenji Iwasa, Secretary Shigeo Minamoto and Directors Jeannie Phillips and John Wong

PRESENT PARTICIPATING BY CONFERENCE CALL: Vice President Shraga Dachner, and Directors Bob Carbone, Lou Palmer and Karl Springman

ABSENT: none

BY INVITATION: Management Executive Representative Emory Bush, General Manager Brian Molmen and Manager Wayne Babineau. Owners: Frank Black 2414-2, Matthew and Steven Larson 2112-1, and Peter Lindhout 2414-1.

MINUTES: Moved by Shraga Dachner and agreed unanimously to approve the minutes of the April 4, 2009, Board meeting.

MANAGER'S REPORT: The Manager's Report for the period March 31, 2009 to May 27, 2009 was accepted as presented.

President Eide brought to the attention of the Board, "Administration: E. Elevator Interior Handrails" and recommended that the Board accept the proposal by Sunset Refinishers to provide handrails for the back wall of the elevators at a price of \$7,775 plus tax. So moved by Eide. Voting Aye: Eide, Iwasa, Minamoto, Palmer, Springman, Dachner and Carbone. Voting Nay: Phillips. Abstaining: Wong.

President Eide brought to the attention of the Board, "Maintenance: C. 6th Floor Elevator Landing Tiles" and recommended that the Board authorize replacement of the slate tiles with quartzite similar to the quartzite in the elevators at a cost of up to \$7,500. So moved by Shraga Dachner and agreed unanimously.

TREASURER'S REPORT:

1. Financial Statements: Managing Agent Emory Bush reviewed the financial statement for the period ending April 30, 2009. He noted that for April income was 113% of budget while expenses were 66% of budget. For the year income was 98.5% of budget while expenses were 84.9% of budget. Capitol improvements were 249% above budget. This was accounted for by elevator expenses due in 2008 but paid in 2009. Total cash and reserves were \$2,612,581. By general agreement the statement was accepted subject to audit.

2. Delinquencies: Emory Bush reviewed for the Board the Delinquency Report for the period ending May 31, 2009 and noted that the total delinquency of \$19,528 is up \$from \$18,000. Two apartments account for \$9,914 of the outstanding delinquency. Nine apartments are in the hands of the Attorney for the Association. Liens have been placed on two units.

OLD BUSINESS:

1. Umbrella Policy: President Eide and General Manager Molmen reviewed for the Board their investigation into the Umbrella insurance policy purchased by the Board at the April 4, 2009 meeting and the recommendations of insurance consultant Ken Kanehiro. After discussion there was general agreement accept the policy as written.

2. Leasing Matters:

A. Resort Quest name change to Aston: President Eide reported that the Fourth Addendum Rental Operator Lease Agreement with Resort Quest cum Aston has been completed pending payment by Aston for the Association's legal expenses resulting from this matter.

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B. Hawaiian Sun Holidays: President Eide presented to the Board a letter from lessee Hawaiian Sun Holidays regarding abatement of the annual automatic 5% base rent increase. Moved by Shraga Dachner to rescind the 5% increase. Voting Aye: Dachner, Carbone, Springman. Voting Nay: Phillips, Palmer, and Wong. Abstaining: Iwasa, Minamoto, Eide. By general agreement this matter will be revisited at a later meeting.

3. Director Travel Expenses: By general agreement this matter is postponed until a later meeting.

4. Hallway Painting: Moved by Dick Eide and agreed unanimously to approve the painting of the hallway walls with a semi-gloss paint of the same shade as the present flat paint.

NEW BUSINESS:

1. Queen Lili`uokalani Trust, 2nd Fee Offering: President Eide presented to the Board a "Lessor's Notice of Intent to Sell Leased Fee Interest in the Land and Apartments." By general agreement the Board will allow the "right of first refusal" to lapse.

NEXT MEETING: Upon the call of the President.

ADJOURNMENT: The meeting was adjourned at 3:06 PM

Shigeo Minamoto, Secretary



A. B. Molmen, General Manager