

WAIKIKI BANYAN BOARD OF DIRECTORS
Regular Meeting Minutes

Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI
Wednesday, September 30, 2015

TO ORDER: President Mike McGuire called the meeting to order at 2:03 pm. General Manager Wayne Babineau was Secretary pro tem for the meeting. In attendance and constituting a quorum were President Mike McGuire, Treasurer Kini Olegario, Secretary Kenji Iwasa, and Directors Doris Palmer, Lou Palmer, Bob Ivanoff and John Wong.

ABSENT: Vice-President Dick Eide, Director Shraga Dachner

Motion **MINUTES:** Moved By Bob Ivanoff, seconded by Doris Palmer and agreed unanimously to approve the minutes of the March 31, 2015 Regular Meeting as presented.

MANAGER'S REPORT: The Manager's Report for the period March 25, 2015 to September 20, 2015 was presented.

Motion Moved by John Wong, seconded by Bob Ivanoff and agreed unanimously to add a full-time Maintenance position to Waikiki Banyan staff.

CORRESPONDENCE:

1. letter from owner Joyce Blesi: noted

TREASURER'S REPORT:

1. *Financial Statements:* Management Executive Ralph Ahles reviewed the financial statement for the months of August and the year to date, 2015.
2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report for the period ending August 31, 2015. Delinquencies stood at \$38,978 with three residential units accounting for \$37,551 of that total.

COMMITTEE REPORTS

1. *Leasing:* no report
2. *Energy:* Mike McGuire
 - a. Washers & Dryers: report submitted, recommendation deferred
 - b. Sub-metering: no report
3. *Beautification & Landscaping:* Doris Palmer: damaged planters are being addressed as staff is available; recommend free standing planters on the rec deck until all options can be explored
4. *Personnel:* Mike McGuire: no report

UNFINISHED BUSINESS:

Motion 1. *Fire Alarm System:* Moved by Bob Ivanoff, seconded by Lou Palmer and agreed unanimously to rescind the Board's earlier approval of the Honeywell proposal.

NEW BUSINESS:

1. *Hawaii Dialogix Telecom:* request for Right of Access Agreement:

- Motion** 2. *House Rules Revision*: Section **3.6. LOCKOUTS.** and Section **4.7. BULLETIN BOARDS.** Moved by John Wong, seconded by Bob Ivanoff and agreed unanimously to approve the proposed House Rules revisions as presented.

NEXT MEETING: At the call of the President.

ADJOURNMENT: The meeting was adjourned at 3:56 pm.



Wayne Babineau, General Manager
Secretary pro tem

Approved: 10/29/15 