

**WAIKIKI BANYAN BOARD OF DIRECTORS**  
**Regular Meeting Minutes**

**Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI**  
**Thursday, October 29, 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, Vice-President Dick Eide, and Directors Shraga Dachner, Bob Ivanoff, Doris Palmer, Lou Palmer and John Wong.

**ABSENT:** Treasurer Kini Olegario

**Motion** **MINUTES:** Moved by Lou Palmer, seconded by Bob Ivanoff and agreed unanimously to approve the minutes of the September 30, 2015 Regular Meeting as presented.

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

**Motion** Moved by John Wong that fines for House Rules or Lease agreement violations related to continuing water leaks be imposed automatically and not be subject to the Manager's discretion. Motion fails for lack of a second.

**CORRESPONDENCE:** none

**TREASURER'S REPORT:**

1. *Financial Statements:* Management Executive Ralph Ahles reviewed the financial statement for the month of September and the year to date, 2015.
2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report for the period ending September 30, 2015.

**COMMITTEE REPORTS**

1. *Leasing:* Dick Eide: committee reviewed existing leases and determined no Board action was necessary to amend the leases at this time.

**Motion** 2. *Energy:* Mike McGuire  
a. *Washers & Dryers:* Moved by Mike McGuire, seconded by Bob Ivanoff to accept the committee's recommendation to approve a lease agreement with WASH subject to attorney review: AYE: Ivanoff, Iwasa, McGuire, Eide, Doris Palmer; NAY: Wong, Dachner, Lou Palmer. Motion carries

b. *Sub-metering:* no report

3. *Beautification & Landscaping:* Doris Palmer:

4. *Personnel:* Mike McGuire: to be taken up in Executive Session

**Motion** 5. *Fire Emergency System:* Moved by Mike McGuire, seconded by Lou Palmer and approved unanimously to accept the committee's recommendation of Ohana Controls proposal to upgrade the building's fire emergency system, subject to attorney review and conditioned on Ohana providing a performance bond.

**UNFINISHED BUSINESS:**

1. *Fire Emergency System*: taken up under Committee Reports.
2. *Elevator Room Vents*: installation of vents is being researched, with inquiries to the state regarding the necessity to conform with codes new since the elevators were modernized.

**Motion** 3. *Hawaii Dialogix Telecom*: Moved by Lou Palmer, seconded by Mike McGuire to accept the committee's recommendation to approve the HDT proposal of a Right of Entry Agreement subject to attorney review, Board approval of HDT's installation plans, and AOA control of access to the premises. AYE: McGuire, Eide, Lou Palmer, Doris Palmer, Dachner, Iwasa. NAY: Wong, Ivanoff. Motion carries.

**Motion** 4. Moved by Bob Ivanoff seconded by Lou Palmer and agreed unanimously to rescind the Board's prior approval of Central Pacific Specialty Contractors to repair the damage to the garage entrance and to approve the next best bid by American Coating.

At 3:05 pm Shraga Dachner left the meeting.

At 3:30 pm the Board moved to executive session to discuss personnel matters. The Board returned to regular session at 4:02 pm.

**Motion** Moved by Lou Palmer, seconded by Dick Eide to approve a 3% pay increase for Waikiki Banyan staff effective December 1, 2015: AYE: McGuire, Eide, Iwasa, Doris Palmer, Lou Palmer: NAY: Ivanoff, Wong. Motion carries.

**NEW BUSINESS:**

1. *Workman's Comp Insurance*: The proposal from First Insurance Company of Hawaii (FICOH) as presented by Cavanah Associates was presented, discussed and approved with no objections
2. *Annual Meeting*: by general agreement, the date of the 2016 Annual Meeting was set at 4:00 pm, Friday, February 26, 2016.

**NEXT MEETING:** At the call of the President.

**ADJOURNMENT:** The meeting was adjourned at 4:03 pm.



Wayne Babineau, General Manager  
Secretary pro tem

Approved: 2/11/16 