

WAIKIKI BANYAN BOARD OF DIRECTORS
Regular Meeting Minutes

Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI
Thursday, February 11, 2016

TO ORDER: President Mike McGuire called the meeting to order at 2:06 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, Treasurer Kini Olegario (joined meeting at 2:11 pm) and Directors Bob Ivanoff, Lou Palmer and John Wong.

ABSENT: Secretary Kenji Iwasa, Director Shraga Dachner

Motion **MINUTES:** Moved by Dick Eide, seconded by Bob Ivanoff and agreed unanimously to approve the minutes of the October 29, 2015 Regular Meeting as presented.

Motion Moved by Bob Ivanoff, seconded by Dick Eide to approve the minutes of the December 1, 2015 Special Meeting as presented: AYE: Ivanoff, Eide, McGuire, Wong, Olegario; NAY: Palmer. Motion carries.

CORRESPONDENCE: none

TREASURER'S REPORT:

1. *Financial Statements:* Management Executive Ralph Ahles reviewed the financial statement for the month of December and the year to date, 2015.

Motion 2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report for the period ending December 30, 2015. Moved by John Wong, seconded by Lou Palmer and agreed unanimously to direct Hawaiiiana Management to turn inactive delinquencies over to a collection agency, provided this can be done at no cost to the AOA.

COMMITTEE REPORTS

1. *Leasing:* Dick Eide: Koko Resorts has given notice to terminate their lease for room 401.

2. *Energy:* Mike McGuire: the fire emergency system contract is in final revision. It will be circulated to the Board prior to being signed. Project Manager proposals are still being solicited and will be circulated to the Board as they are received.

3. *Beautification & Landscaping:* Lou Palmer: new tables have been installed

4. *Personnel:* Mike McGuire: personnel information received from the General Manager has been reviewed by the committee and will be circulated to the Board.

5. *Fire Emergency System:* discussed under Energy Committee, above.

UNFINISHED BUSINESS:

1. *Fire Emergency System:* taken up under Committee Reports.

2. *Elevator Room Vents:* the Admin Office is in the process of soliciting proposals to install state-approved hoistway venting.

3. *Hawaii Dialogix Telecom:* to date, no installation plan has been received for Board approval

NEW BUSINESS:

- Motion** 1. Smoking Policy: moved by Lou Palmer to ban smoking completely from the building. Motion fails for lack of a second.
- Motion** Moved by Lou Palmer, seconded by Kini Olegario to ban smoking on the recreation deck: AYE: Palmer, Olegario, Wong, Eide; NAY: McGuire, Ivanoff. Motion carries.
- Motion** Moved by John Wong, seconded by Lou Palmer and agreed unanimously that the effective date of the ban on smoking on the recreation deck be 30 days from this date (Saturday, March 12, 2016).
- Motion** 2. Pets: moved by John Wong, seconded by Lou Palmer that no pets be allowed in the building effective immediately, and that pets currently in building be allowed to remain (grandfathered). AYE: Palmer, Wong; NAY: McGuire, Ivanoff, Eide; ABSTAIN: Olegario. Motion fails.
- Motion** 3. Director Resignation: Director Doris Palmer resigned as of February 8, 2016. Moved by Bob Ivanoff, seconded by Lou Palmer to approve the appointment of Lorimegan Black to the Board until the Annual Meeting. AYE: Ivanoff, Palmer, McGuire, Eide, Olegario; ABSTAIN: Wong. Motion carries.

NEXT MEETING: At the call of the President.

ADJOURNMENT: The meeting was adjourned at 3:23 pm.



Wayne Babineau, General Manager
Secretary pro tem

Approved by the Board of Directors: 4/6/16 