

WAIKIKI BANYAN BOARD OF DIRECTORS
Regular Meeting Minutes

Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI
Wednesday, April 6, 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 Bob Ivanoff, Treasurer Kini Olegario, Secretary Kenji Iwasa and Directors Lorimegan Black, Bob Ivanoff, Lou Palmer (joined meeting at 2:18pm) and John Wong (joined meeting at 2:10pm).

ABSENT: Director Shraga Dachner

Motion **MINUTES:** Moved by Bob Ivanoff, seconded by Dick Eide and agreed unanimously to approve the minutes of the February 11, 2016 Regular Meeting and the February 26, 2016 Annual Meeting as presented.

CORRESPONDENCE:

1. 2/12/16 letter from Frank Black, 2414-2, regarding the 2/11/16 regular Board meeting, was noted
2. 3/18/16 letter from Doug Okada, requesting Board approval of installation of an air conditioner condenser on the lobby rooftop was noted.

TREASURER'S REPORT:

1. *Financial Statements:* Management Executive Ralph Ahles reviewed the financial statement for the month of March and the year to date, 2016.
2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report for the period ending December 30, 2016.

COMMITTEE REPORTS

1. *Leasing:* Mike McGuire: Koko Resorts has vacated room 401 and Waikiki Banyan Maintenance is doing minor repairs
2. *Energy:* Mike McGuire: the fire emergency system contract has been signed. Project Manager proposals have been received and circulated to the Board. Selection of a Project Manager will be taken up under New Business.
3. *Beautification & Landscaping:* Lou Palmer: no report.
4. *Personnel:* Mike McGuire: Wayne Babineau has provided draft GM and Manager's contracts. Manager Garrett Choy reviewed retirement plan options and will continue researching.
5. *Fire Emergency System:* discussed under Energy Committee, above.

UNFINISHED BUSINESS:

1. *Fire Emergency System:* taken up under Committee Reports.
2. *Elevator Room Vents:* one proposal received, still looking for more.

3. *Hawaii Dialogix Telecom*: installation plan has been received. The Board declined approval

NEW BUSINESS:

- Motion** 1. Insurance: after consideration of proposals received from Cavanah, Atlas and Servco, moved by Bob Ivanoff, seconded by Lou Palmer and agreed unanimously to accept the proposals offered by Cavanah and Atlas (umbrella).
- Motion** 2. House Rules Revisions: moved by Dick Eide, seconded by Lou Palmer and agreed unanimously to adopt the revised House Rules as presented, subject to owners review.
- Motion** 3. Fire System Project Manager: moved by Bob Ivanoff, seconded by Lorimegan Black and agreed unanimously to approve the selection of Pono Consulting, subject to verification of the manager's credentials and a review of the last three projects managed.
- Motion** 4. Storage & Surfboard Lockers: Moved by John Wong, Seconded by Bob Ivanoff and agreed unanimously to authorize a committee of the Board to explore the feasibility of contracting the construction of new storage and surfboard lockers in the common areas.
- Motion** 5. Rec Deck: Moved by Lorimegan Black, seconded by Bob Ivanoff to authorize a committee of the Board the explore the feasibility of soliciting proposals for a structural assessment of the recreation deck. AYE: Black, McGuire, Eide, Iwasa, Olegario, Ivanoff, Wong; NAY: Palmer. Motion carries.
- Election** 6. Officer Resignation: President Mike McGuire stepped down as President. Mike McGuire nominated, Dick Eide seconded, Bob Ivanoff for President. Agreed unanimously, Bob Ivanoff was elected President.
- Election** Bob Ivanoff nominated, Mike McGuire seconded, Kini Olegario for Vice-President. Agreed unanimously, Kini Olegario was elected Vice-President.
- Election** Bob Ivanoff nominated, Dick Eide seconded, Lorimegan Black for Treasurer. Agreed unanimously, Lorimegan Black was elected Treasurer.

NEXT MEETING: At the call of the President.

ADJOURNMENT: The meeting was adjourned at 3:38 pm.



Wayne Babineau, General Manager
Secretary pro tem

Approved: May 26, 2016 