

WAIKIKI BANYAN BOARD OF DIRECTORS
Regular Meeting Minutes

Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI
Thursday, August 25, 2016

TO ORDER: President Bob Ivanoff called the meeting to order at 10:31 am. General Manager Wayne Babineau was Secretary pro tem for the meeting. In attendance and constituting a quorum were President Bob Ivanoff, Treasurer Lorimegan Black, Secretary Kenji Iwasa and Directors Michael Job, Lou Palmer and John Wong.

ABSENT: Directors Dick Eide, Shraga Dachner and Kini Olegario

Motion **MINUTES:** Moved by Lou Palmer, seconded by Lorimegan Black and agreed unanimously to approve the minutes of the May 26, 2016 Regular, the June 4, 2016 Special and the July 6, 2016 Special Meetings as presented.

ANNOUNCEMENTS: President Bob Ivanoff made several announcements regarding operations.

CORRESPONDENCE:

Motion 1. 8/17/16 letter from Doug Okada, Aston at the Waikiki Banyan, requesting Board approval of the installation of an air conditioner condenser adjacent to the lobby rooftop. Moved by Bob Ivanoff, seconded by Lorimegan Black and agreed unanimously to approve Aston's request subject to the Association's verification and review of Aston's and its contractor's certificates of insurance, installation plans and Aston's written assurance that the Association will bear no liability related to the installation

MANAGER'S REPORT: The Manager's Report was noted.

TREASURER'S REPORT:

1. *Financial Statements:* Management Executive Ralph Ahles reviewed the financial statement for the month of July and the year to date, 2016.
2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report up to August 2016.

COMMITTEE REPORTS:

1. *Budget & Finance:* Lorimegan Black: CPB debit card for WBC is in process. Final cost of damaged lobby repair is over \$48,000 and covered by responsible party's insurance
2. *Leasing & Commercial Interests:* no report
3. *Ground Improvement, Planning & Maintenance:* no report
4. *Personnel & Admin:* Bob Ivanoff: the committee has completed its review of wage & salary comparables, staff benefits and staffing levels. Further House Rules revisions are under review
5. *Planning, Improvements & Technology:* Kini Olegario: the committee is gathering proposals for garage access control systems

At 11:52 am Kini Olegario joined the meeting

UNFINISHED BUSINESS:

1. Full Management Agreement with Hawaiiana Management Company is being negotiated.

NEW BUSINESS:

Motion

Recreation Deck Structural Analysis: Moved by Bob Ivanoff, seconded by Lou Palmer and agreed unanimously to accept the Phase I proposal from Engineering Design Group at a cost of \$2,518.00.

At 12:02 pm Kenji Iwasa left the meeting.

NEXT MEETING: Next meeting is scheduled for Thursday, October 20, 2016 at 10:30am in the Waikiki Banyan Conference Room (Banyan Room).

ADJOURNMENT: The meeting was adjourned at 12:03 pm.



Wayne Babineau, General Manager
Secretary pro tem

Approved: 10/27/16 