

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

**Wednesday, August 13, 2014**

**Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI**

**TO ORDER:** President Mike McGuire called the meeting to order at 2:00pm. In attendance and constituting a quorum were:

**PRESENT:** Directors Wayne Bennett, Kini Olegario,.

**PRESENT PARTICIPATING BY CONFERENCE CALL:** President Mike McGuire, Vice-president Dick Eide, Secretary Karl Springman, Director Lou Palmer

**ABSENT:** Treasurer Kenji Iwasa, Directors John Wong and Shraga Dachner

**BY INVITATION:** Management Executive Ralph Ahles, General Manager Wayne Babineau and Manager Garrett Choy. Ron Tabor, 2303-2; Jeannie Phillips, 3207-1; Mark Paquin, 3101-1; JoyceAnn Blesi, 2304-1.

**Motion** **MINUTES:** Moved by Mike McGuire, seconded by Lou Palmer and agreed unanimously to approve the minutes of the following Board meetings as presented: November 11, 2013 Regular Meeting, December 12, 2013 Special Meeting, April 11, 2014 Special Meeting and the March 28, 2014 Adjourned Annual Meeting

**MANAGER'S REPORT:** The Manager's Report for the period October 31, 2013 to July 31, 2014 was reviewed and discussed and by reference made a part of these minutes.

**CORRESPONDENCE:**

- Motion** 1. from John Guagliardo, owner 3509-1, requesting Board approval to replace his existing air conditioning unit with a split air conditioner. Moved by Dick Eide, seconded by Mike McGuire and agreed unanimously to approve Guagliardo's request.
- Motion** 2. from Yasuko Hata, proprietor of the Banyan Snack Bar, requesting Board approval to sell alcoholic beverages from the Snack Bar. Moved by Mike McGuire, seconded by Wayne Bennett, to approve the request with the conditions that no glass containers be sold, alcohol sales be limited strictly to beer and wine, and the Board shall, at its sole discretion, have the right to withdraw its approval at any time. Voting AYE: Bennett, Eide, McGuire, Springman; NAY: Olegario, Palmer. Motion Carried.

**TREASURER'S REPORT:**

1. *Financial Statements:* Management Executive Ralph Ahles reviewed the financial statement for the month of June 2014 and the year to date.

***He noted that for the month of June 2014, income was 99.7% of budget and expenses were 97.3% of budget. For the year to date income was 99.9% of budget, operating expenses were 92% of budget. Maintenance fee collected at 99%.***

2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report for the period ending June 30, 2014. Delinquencies stood at \$43,494 with three residential units accounting for \$26,551 of that total.

**COMMITTEE REPORTS**

1. *Leasing*: Dick Eide reported that
  - a) Banyan Snack Bar
  - b) the Board will address its lessee's required Cost of Living adjustments for 2015 at a later meeting.
2. *Energy*: Michael McGuire and Kini Olegario reported that two proposals have been received and they are working to obtain proposals from more vendors. This project will be budgeted for 2015.
3. *Beautification & Landscaping*: Lou Palmer reported that his committee's recommendations were in the hands of Management. Wayne Babineau noted that when staff is available our landscaping will be addressed.
4. *Personnel*: no report

**OLD BUSINESS:**

**Motion**

1. *Phone Poll Ratification*: Moved by Lou Palmer, seconded by Dick Eide and agreed without objection to ratify the telephone polls of February 25, 2014 in which the Board approved the purchase and installation of a 2.5" gate valve and April 25, 2014 in which the Board approved the installation of new main power lines for units 2501 through 2506 in Tower 2.
2. *Building Spalling and Repair*: Both Towers have been completed and Raymond's is now working on the garage structural columns, after which the project will be complete.
3. *Managers' Contract*: being revised
4. *Manager's Apartment Inspection*: to scheduled for November or December
5. *Litigation*: none

**NEW BUSINESS:**

**Motion**

1. *Fire Alarm System: fire panels*: One proposal has been received from Honeywell Building Systems to replace the panels and associated peripheral devices at a cost of \$1,199,941.00. Honeywell offers financing at 2.9% with a down payment of \$399,980.00. By general agreement, the Board deferred action on this matter in order to solicit additional proposals and to explore financing options.
2. *Tower 2 Compactor Packing Blade*: Moved by Lou Palmer, seconded by Mike McGuire and agreed unanimously to purchase a replacement packing blade from GOS Technologies at a cost of \$1,623.04.

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

**ADJOURNMENT:** The meeting was adjourned at 3:58pm

Karl Springman, Secretary



Wayne Babineau, General Manager