

WAIKIKI BANYAN BOARD OF DIRECTORS
Regular Meeting Minutes

Wednesday, January 28, 2015

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

TO ORDER: President Mike McGuire called the meeting to order at 2:02 pm. In attendance and constituting a quorum were:

PRESENT: President Mike McGuire, Vice-president Dick Eide, Treasurer Kenji Iwasa, Directors Lou Palmer and John Wong

PRESENT PARTICIPATING BY CONFERENCE CALL: Director Shraga Dachner

ABSENT: Secretary Karl Springman, Director Kini Olegario

BY INVITATION: Management Executive Ralph Ahles, General Manager Wayne Babineau and Manager Garrett Choy. Kirk and Linda Hastain, 2713-1; Ann Joyce, 3714-1; Mark Paquin, 3101-1; Doris Palmer, 3502-2; Manfred Schaffrich, 2801-2; Bob Ivanoff, 3114-1; George and Frances Lehleitner, 1204-2; Anneliese Beck, 712-2; Adam and Cindy Ghomy, 1703-1; Christina Warner, 701-2; Bongsoo Lee, 903-2; Alice Kane, 703-2; JoyceAnn Blesj, 2304-1.

ELECTION OF DIRECTOR: Mike McGuire reported that Director Wayne Bennett recently passed away. As a result, the remaining Directors needed to elect a replacement to serve until the next Annual Meeting. *Motion* Moved by Mike McGuire, seconded by Dick Eide and agreed unanimously to elect Robert Ivanoff, 3114-1, to fill the seat left vacant by Wayne Bennett's passing.

Motion **MINUTES:** Moved by Mike McGuire, seconded by Dick Eide and agreed unanimously to approve the minutes of the following Board meetings as presented: November 6, 2014 Regular Meeting and December 19, 2014 Special Meeting.

MANAGER'S REPORT: The Manager's Report for the period November 1, 2014 to January 15, 2015 was reviewed and discussed and by reference made a part of these minutes.

CORRESPONDENCE:

TREASURER'S REPORT:

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

He noted that for the month of December 2014, income was 108.9% of budget, expenses were 97.5% of budget and major repairs were 82.8% of budget. For the year to date income was 100.3% of budget, operating expenses were 94.8% of budget and major repairs were 134% of budget. Maintenance fees collected stood at 101%.

2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report for the period ending December 31, 2014. Delinquencies stood at \$48,335 with three residential units accounting for \$29,432 of that total.

Motion Moved by Shraga Dachner, seconded by Lou Palmer and agreed unanimously to approve the treasurer's report subject to audit.

COMMITTEE REPORTS

1. *Leasing:*
 - a) the Banyan Snack Bar plans to post signs, subject to Admin approval
 - b) the Board took no action to waive the 5% cost of living increase for 2015
2. *Energy:* Michael McGuire noted that sub-metering is being delayed due to the necessity of replacing the fire panels and peripheral devices.
3. *Beautification & Landscaping:* Lou Palmer noticed that some positive changes are being made despite the shortage of manpower.
4. *Personnel:* no report

OLD BUSINESS:

1. *Managers' Contract:* being revised.
2. *Fire Alarm System:* Honeywell is the only company that gave a proposal. Honeywell is trying to arrange financing through Bank of Hawaii; any financing will need general ownership approval.
3. *Staff Retirement Plan:* research is continuing

NEW BUSINESS:

1. *Admin Charges:* Wayne Babineau presented to the board a schedule of current Admin charges and proposed changes in that schedule, by reference made a part of these minutes.

Motion Moved by Lou Palmer, seconded by Mike McGuire and agreed unanimously to eliminate the weekly parking option.

Motion Moved by Mike McGuire, seconded by Dick Eide and agreed unanimously to increase the owner's parking permit replacement charge from \$50 to \$100, effective immediately.

Motion Moved by Lou Palmer, seconded by Bob Ivanoff and agreed unanimously to increase moped parking charge from \$1 to \$5 for 24 hours parking, effective 2/1/15.

Motion Moved by Shraga Dachner, seconded by John Wong, to increase the annual garage storage locker rental fee from \$150 to \$200, effective 1/1/16. Voting AYE: Dachner, Wong, McGuire, Eide, Iwasa, Ivanoff. Voting NAY: Palmer. Motion carries.

Motion Moved by Shraga Dachner, seconded by Dick Eide, to increase the annual laundry room storage locker rental fee from \$100 to \$120, effective 1/1/16. Voting AYE: Dachner, Wong, McGuire, Eide, Iwasa, Ivanoff. Voting NAY: Palmer. Motion carries.

Motion Moved by Lou Palmer, seconded by Mike McGuire and approved unanimously to raise the key-cutting charge from \$2.50 to \$5 per key, effective 2/1/15.

Motion Moved by Mike McGuire and agreed unanimously to eliminate the lockout service currently performed by Security, effective immediately.

NEXT MEETING: At the call of the President.

ADJOURNMENT: The meeting was adjourned at 3:55 pm

Karl Springman, Secretary

A handwritten signature in black ink, appearing to read 'Wayne Babineau', with a long horizontal flourish extending to the right.

Wayne Babineau, General Manager