

WAIKIKI BANYAN BOARD OF DIRECTORS
Regular Meeting Minutes

Waikiki Banyan Conference Room, Waikiki Banyan, 201 Ohua Avenue, Honolulu, HI
Thursday, October 27, 2016

TO ORDER: President Bob Ivanoff called the meeting to order at 2:02 pm. General Manager Wayne Babineau was Secretary pro tem for the meeting. In attendance and constituting a quorum were President Bob Ivanoff, Voce=President Kini Olegario, Treasurer Lorimegan Black, Secretary Kenji Iwasa and Directors Shraga Dachner, Michael Job, Lou Palmer and John Wong.

ABSENT: Director Dick Eide

Motion **MINUTES:** Moved by Lou Palmer, seconded by Lorimegan Black and agreed unanimously to approve the minutes of the August 25, 2016 Regular Meeting as presented.

ANNOUNCEMENTS: President Bob Ivanoff made several announcements regarding operations.

CORRESPONDENCE:

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 September and the year to date, 2016.
2. *Delinquencies:* Ralph Ahles reviewed for the Board the Delinquency Report through September, 2016.

Motion 3. Bob Ivanoff moved, Lou Palmer seconded and agreed unanimously that the Board establish a committee to investigate prevailing parking rates in and around Waikiki.

COMMITTEE REPORTS:

1. *Budget & Finance:* Lorimegan Black:
2. *Leasing & Commercial Interests:* no report
3. *Ground Improvement, Planning & Maintenance:* no report
4. *Personnel & Admin:* Bob Ivanoff:
5. *Planning, Improvements & Technology:* Kini Olegario: the committee is gathering proposals for garage access control systems

UNFINISHED BUSINESS:

Motion 1. Full Management Agreement with Hawaiiana Management Company (HMC). Moved by Lorimegan Black, seconded by Michael Job to approve the negotiated full service management agreement with Hawaiiana Management Company. AYE: Black, Job, Olegario, Palmer and Ivanoff; NAY: Wong, Dachner and Iwasa. Motion carries.

NEW BUSINESS:

- Motion** 1. Security Radios: moved by Bob Ivanoff, seconded by Lou Palmer and agreed unanimously to approve the Pacific Wireless proposal to upgrade the Security radio system at a cost of \$8,797.78.
2. Security CCTV System: after discussion of the proposals received to upgrade the Security CCTV system, it was agreed that Hawaiiiana Management Executive Ralph Ahles will review the proposals and report at a subsequent meeting.
- Motion** 3. House Rules Revisions: moved by Bob Ivanoff, seconded by Lou Palmer and agreed unanimously to approve the House Rules revisions to Articles 3.11, 7.4 and 7.8 as presented.
- Motion** 4. 2017 Draft Budget: moved by Lorimegan Black, seconded by Lou Palmer and agreed unanimously to accept the 2017 budget with no change in monthly maintenance fees.

At 3:42 pm President Ivanoff called a recess.
At 3:57 pm the meeting reconvened.

5. 2017 Annual Meeting: by general agreement, the 2017 Annual Association Meeting was scheduled for 4pm, Friday, 2/24/17 at the Pacific Beach Hotel. HMC will coordinate the meeting and Parliamentarian Steve Glanstein will be asked to chair.

NEXT MEETING: Next meeting is scheduled for Wednesday, November 23, 2016 at 2:00 pm in the Waikiki Banyan Conference Room (Banyan Room).

At 3:59 pm by general agreement the meeting moved to Executive Session to discuss personnel matters and matters of potential liability.

At 4:20 pm the meeting returned to Regular Session with no actions taken by motion during the executive session.

ADJOURNMENT: The meeting was adjourned at 4:21 pm.



Wayne Babineau, General Manager
Secretary pro tem

Approved: 11/22/16 