

**ASSOCIATION OF OWNERS
OF
KUKUI PLAZA**

**AUGUST 16, 2023 MINUTES
OF THE REGULAR BOARD OF DIRECTORS MEETING**

**DIAMOND HEAD MEETING ROOM
55 SOUTH KUKUI STREET, HONOLULU, HI 96813**

CALL TO ORDER AND ESTABLISHMENT OF QUORUM:

PRESENT: Directors Mavis Masaki, Jean Toyama, Kevin Lye, Fran Takemoto, Wendie McAllaster, Gina Inouye, Doug Pyle, and Sheri Sunabe.

EXCUSED: Director Elva Gamiao.

BY INVITATION: Michael D. Lakey (General Manager) and Edmund Wong (Operations Manager).

OWNERS PRESENT: Gwen Massiah, Judy Hardin, and Grace Sherwin.

President Masaki took the chair and called the meeting to order at 6:00 p.m.

1. APPROVAL OF MINUTES:

a) By unanimous consent, the Regular Meeting minutes of July 19, 2023 were approved with two corrections.

b) Executive Session Minutes – Action was deferred until the end of the meeting in Executive Session.

By unanimous consent, the Executive Session Minutes of July 19, 2023 were approved with one correction.

2. SECRETARY'S REPORT:

Item 23-014 was taken out of order at the end of the meeting in executive session.

3. TREASURER'S REPORT:

a) The June 30, 2023 financial statement was received subject to audit.

b) The July 31, 2023 financial statement was received subject to audit.

4. COMMITTEE REPORTS:

ARCHITECTURAL REPORT - The architectural report, noting seventeen architectural approvals for July 2023, was submitted in writing and received by the board.

LOBBY MURAL COMMITTEE – A verbal report was provided to the board.

5. COMMERCIAL DIRECTOR'S REPORT:

No report was received by the Board.

6. MANAGEMENT REPORTS:

a. GENERAL MANAGER'S REPORT:

The General Manager's Report was submitted in writing and received by the board.

Director Toyama moved to approve the proposal provided by Mitsubishi Elevator in the amount of \$78,995.40 to remove, relocate, and install a new traveler for the Ewa tower high-rise elevators. The motion carried unanimously.

b. PERSONNEL STATISTICS:

The Personnel Statistics Report was submitted in writing and received by the board.

c. SECURITY STATISTICS:

The Security Statistics Report was submitted in writing and received by the board.

d. PROPERTY INSPECTION REPORT:

The Property Inspection Report was submitted in writing and received by the board.

7. UNFINISHED BUSINESS:

Fire Sprinkler Ordinance Opt-Out Documentation

Director Toyama moved to accept the Association attorney's original draft of the documentation seeking a vote from membership on whether or not to opt-out of the sprinkler requirement.

Director Pyle moved and by unanimous consent the board postponed action on this item until a new draft incorporating some suggested changes from Director Lye, style edits and comments from the Association's attorney can be presented at the September 20, 2023 Regular Board Meeting.

8. NEW BUSINESS:

Building Insurance Renewal

Action was deferred on this item.

By unanimous consent the meeting was called into executive session at 7:09 p.m. to discuss Secretary's Report Item 23-014 (Reasonable Accommodation) and the June 21, 2023 Executive Session Minutes.

The meeting was called back into regular session at 7:26 p.m.

10. DETERMINATION OF DATE AND TIME OF NEXT MEETING:


(Proposed for 6:00 p.m., Wednesday, September 20, 2023)

11. ESTABLISHMENT OF AGENDA FOR NEXT MEETING:

Discussion regarding a Yelp review of Kukui Plaza from May 28, 2022 (Executive Session).

12. ADJOURNMENT:

There being no further business, the Chair adjourned the meeting at 7:56 p.m.



Fran Takemoto, Secretary