

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF BEL AIR PLAZA
MONDAY APRIL 14, 2025
6:00 P.M., ONSITE – RECREATION DECK

CALL TO ORDER

President Malm called the regularly scheduled meeting of the Board of Directors of Bel Air Plaza to order at 6:05 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Elaina Malm
 Les Correa
 Mallory Heckathorn
 Mike Coppes
 Lynn Ishihara

By Invitation: Reggie Eubanks, Site Manager, Integrated Facilities Services Hawaii (IFSH), Albert Cloutier, Management Executive, Hawaiiana Management

APPROVE MINUTES

The Board approved the minutes of the Regular Board of Directors meetings held on February 27, 2025.

RESIDENT MANAGER'S REPORT

Mr. Eubanks submitted a written report. A copy is on file in his office and the office of Hawaiiana Management Company, Ltd.

TREASURERS REPORT

The Board accepted the February 2025 financial reports, subject to audit.

UNFINISHED BUSINESS

- A. Awning: The board reviewed proposals and a color chart. MOTION [Correa] to approved Tropical J's at a cost of \$8,865 to install a new awning in the color of Tennis Green. SECOND [Ishihara]. Unanimously approved.
- B. Unit 404 Renovations: MOTION [Malm] to approve a from IFSH for various minor repairs at a cost of \$1,708.11. SECOND [Correa]. It was unanimously approved. MOTION [Malm] to approve repairs to the screens and sliding door rollers at a cost of \$1,438.87. SECOND [Heckathorn]
- C. FY 2025 -2026 BUDGET: The Board reviewed a Draft Budget for FY 2025/2026 with a 5% increase in maintenance fees. MOTION [Correa] to approve the Budget as presented. SECOND [Malm]. Unanimously approved.

EXECUTIVE SESSION:

No Executive Session.

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DATE, TIME AND PLACE OF NEXT MEETING

The next Regular meeting of the Board meeting will be on Monday June 16, 2025, at 6:00 pm, Onsite – Rec Deck.

ADJOURNMENT

The meeting was adjourned at 7:08 p.m.

Submitted by:



Albert Cloutier CMCA®, AMS®, PCAM®
Recording Secretary