

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF BEL AIR PLAZA
WEDNESDAY FEBRUARY 27, 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

Members Excused: 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 January 6, 2024.

RESIDENT MANAGER'S REPORT

Mr. Eubanks submitted a written report. A copy is on file in her office and the office of Hawaiiana Management Company, Ltd. The Board approved issuing a \$500 Debit Card to the Site Manager.

TREASURER'S REPORT

The Board accepted the December 2024 – January 2025 financial reports, subject to audit.

UNFINISHED BUSINESS

- A. Awning: Deferred. The Site Manager is in the process of obtaining proposals.
- B. Unit 404 Renovations: MOTION [Malm] to approve two proposals from IFSH to clean, patch and paint at a total of \$2,792.67. SECOND [Heckathorn]. It was unanimously approved.
- C. Tree Trimming: Completed.
- D. Locks: Completed.
- E. Security: MOTION [Malm] to approve installation of two new cameras by Cam Security at a cost \$285 and monthly monitoring of these two cameras at a cost of \$180 per month from 6 pm to 6 am. SECOND [Coppes] it was unanimously approved.

NEW BUSINESS

- A. Fan 1: MOTION [Malm] to accept the proposal from Doonwood Engineering to replace bearing in Fan #1 at a cost of \$2,596.86. SECOND [Heckathorn]. It was unanimously approved.
- B. 2025 -2026 BUDGET: The ME informed the Board that he is working on the 2025-2026 Draft Budget and will circulate to the Board for approval at the next meeting.

EXECUTIVE SESSION:

No Executive Session.

DATE, TIME AND PLACE OF NEXT MEETING

The next Regular meeting of the Board meeting will be on Monday April 14, 2025, at 6:00 pm, Onsite – Rec Deck.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Submitted by:



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