

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF BEL AIR PLAZA
MONDAY JUNE 16, 2025
6:00 P.M., ONSITE – LOBBY

CALL TO ORDER

President Malm called the regularly scheduled meeting of the Board of Directors of Bel Air Plaza to order at 6:00 p.m.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Elaina Malm
 Les Correa
 Mallory Heckathorn
 Lynn Ishihara

Members Excused: Mike Coppes

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 meeting held on April 14, 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 March - April 2025 financial reports, subject to audit.

UNFINISHED BUSINESS

- A. Awning: The project is completed.
- B. Unit 404 Renovations: The project is almost completed. Final cleaning and repairs by IFSH to be scheduled in the next month. SM will coordinate the final work with vendors.

NEW BUSINESS

- A. 2025 Annual Meeting: The Board set the date of the Association Annual and Organizational meetings for October 20, 2025, at 6:30 p.m. (registration 6:00 p.m.).
- B. Metal Roofs Over Equipment – MOTION [Malm] to approve repairs to the metal roofs protecting equipment on the top of the building by Rainbow Roofing at a

- cost of \$14,992.00. SECOND [Correa]. It was unanimously approved. SM will coordinate the work with the vendor.
- C. 408 Design Request: The Board unanimously approved a design request submitted by unit #408. ME will send the approval letter.
 - D. Leaf Blower – The Board unanimously approved purchase of an Electric Leaf Blower, at a cost not to exceed \$800. SM will coordinate purchase.

EXECUTIVE SESSION:

The Board went into Executive Session at 7:07 pm to discuss contractual and personnel matters. Regular session was reconvened at 7:39 pm.

DATE, TIME AND PLACE OF NEXT MEETING

The next Regular meeting of the Board meeting will be on August 11, 2025, at 6:00 pm, Onsite – Rec Deck.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Submitted by:



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