

MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF BEL AIR PLAZA
MONDAY August 11, 2025
6:00 P.M., ONSITE – Rec Deck

CALL TO ORDER

President Malm called the regularly scheduled meeting of the Board of Directors of Bel Air Plaza to order at 6:01 p.m.

ESTABLISH A QUORUM

A quorum was established.

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

Members Excused:

By Invitation: Cheyane Police, Site Manager (SM), Integrated Facilities Services
 Hawaii (IFSH), Taylor Lewis, Supervisor, Integrated Facilities
 Services Hawaii (IFSH) Melanie Koelling, Management Executive,
 Hawaiiana Management

Owners Present: Haunani Burns U803

APPROVE MINUTES

The Board approved the minutes of the Regular Board of Directors meeting held on June 16, 2025.

RESIDENT MANAGER'S REPORT

SM 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 May 2025 & June 2025 financial reports, subject to audit.

UNFINISHED BUSINESS

- A. Unit 404 Renovations: Complete
- B. Metal Roofs Over Equipment – Complete
- C. 408 Design Request: Complete
- D. Leaf Blower – Complete

NEW BUSINESS

- A. Notkin – proposal for engineering observation and dye test not to exceed \$8,000. The Board discussed having Christopher Goodwin Esq. generate a letter requesting substantiating engineering documents from the claimant. That

matter was tabled. Elaina Malm made a motion to accept the Notkin proposal. The proposal was accepted unanimously.

- B. Junk Removal from P1 Storage Area - The Board directed the SM to notify owners and residents that any personal property currently in the P1 storage, other than bicycles, must be removed. If not removed within a reasonable time frame, their property may be subject to disposal.

EXECUTIVE SESSION:

The Board went into Executive Session at 6:29 pm to discuss contractual and personnel matters. Regular session was reconvened at 7:03 pm.

DATE, TIME AND PLACE OF NEXT MEETING

The next Annual Meeting, Organizational Meeting, and Regular Meeting of the Board will be on October 20, 2025, at 6:00 pm, Onsite – Rec Deck.

ADJOURNMENT

The meeting was adjourned at 7:16 p.m.

Submitted by:

Melanie Koelling

Melanie Koelling
Recording Secretary