

MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF BEL AIR PLAZA  
MONDAY January 5, 2026  
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 6:00 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: Al and Jayne Cloutier, Site Manager (SM), Yule Park, Management Executive, Hawaiiana Management

Owners Present: 803

APPROVE MINUTES

The Board approved the minutes of the Regular Board of Directors meeting held on October 20, 2025.

The Board approved the minutes of the 2025 Annual Meeting held on October 20, 2025.

The Board approved the minutes of the 2025 Organizational Meeting held on October 20, 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 September, October, and November 2025 financial reports, subject to audit.

UNFINISHED BUSINESS

- A. Lawn Pillar Lights Proposal – MOTION [Coppes] to approve Foxbilt's Bollard proposal for 8 bollards, up to and not over \$3,500.00 SECOND [Malm] It was unanimously approved.
- B. Drain Scope Proposal – BOD approved to table because previous issue has been resolved.

### NEW BUSINESS

- A. Property Signage Replacement Proposal – Site Mangers will obtain new proposal with suggestions from the board meeting.
- B. Randal 203 Bathroom Renovation Request – ME to send letter to owner of 203 requesting the proper permit, licensed contractor information, and insurance information to approve the shower renovation request.
- C. Unit 808 Lanai – For Executive Session
- D. Landscaping Ideas- Site Manger shared a verbal report.
- E. Intercom Replacement Proposal – SM shared verbal report on current system and suggested recommendations
- F. Junk Removal Proposal – MOTION [Malm] to approve the storage room junk removal proposal for \$1,393.64. SECOND [Coppes]. It was unanimously approved.

### EXECUTIVE SESSION:

The Board went into Executive Session at 7:08 pm to discuss contractual and personnel matters. Al and Jayne were present during ES. Regular session was reconvened at 7:42 pm.

### DATE, TIME AND PLACE OF NEXT MEETING

The next Regular Meeting of the Board will be on March 9, 2026, at 6:00 pm, Onsite – Rec Deck.

### ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Submitted by:

Yule Park  
Recording Secretary