

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
MAY 14, 2025 AT 6:00 PM
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the meeting to order at 6:03 p.m.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang, Treasurer Gwen Young, Directors Debra Ishihara-Wong, Shirley Arakaki, and Sarah Mandeville.

Absent: Secretary Sharon Gi & Directors Edison Ting & Henry Lew (Excused).

By Invitation: Mike Baker, General Mgr. & Desmond Oliveira, Executive Mgr., The Collection
Michele Alueta, Community Manager (CM), Associa Hawaii
Scot Sterenberg, Managing Director & Richard Johnson, Client Executive, Marsh Insurance
Ken Kasdan, Esq., Kasdan Turner Thomson Booth LLP

Guests: Unit 1009, Deborah Kuhls; Unit 319, Conner Nguyen; Unit 3909, Pamela Chan; Unit 1910, Mike Lum; Unit 2803, Stephen Shaw; Unit 3704, Thomas Kevin Dolan; Unit 1507, Trung Le; Unit 3404, Ruth Mizumoto.

III. CONSTRUCTION DEFECTS LITIGATION UPDATE

VP Wang moved to take the Construction Defects Litigation Update matter out of order to enable invited guest Ken Kasdan, Esq. to share an update on the case with the owners. The motion was seconded by Treasurer Young and passed by unanimous consent. Ken Kasdan, Esq. provided an update on the Construction Defect case settlement. He departed the meeting at 6:15 p.m.

IV. INVITED GUEST – SCOT STERENBERG & RICHARD JOHNSON, MARSH INSURANCE

Scot Sterenberg and Richard Johnson with Marsh Insurance presented their proposal for Insurance Agent services to the Board and Owners. At the Board's request, they will provide Condo Association References to the Board. They departed the meeting at 7:05 p.m. President Funakoshi requested that the Board to consider forming a committee to review insurance agent options.

V. MINUTES

By unanimous consent, the minutes of the March 12, 2025 Regular Board Meeting, the April 9, 2025 Annual & Organizational Meetings, the April 30, 2025 & May 5, 2025 Special Board Meetings were approved.

VI. REPORTS

A. Treasurer's Report

CM Alueta gave a report on the January 2025 through March 2025 Financial Reports. The reports were accepted, subject to audit.

B. General Manager's Report

The written report from the General Manager was presented by GM Mike Baker and is on file with the management office.

1. EV Orange Smart EV Plugs – Director Ishihara-Wong moved to approve the proposal from Oceanhead Electric & Solar to conduct a 3 day electrical load study for \$3,664.92 (tax included). Seconded by Treasurer Young, the motion passed unanimously.
2. CPR/First Aid/ AED Staff Training – At GM Baker's recommendation, this item was deferred until the next Board Meeting.
3. Swimming Pool Repairs – Director Arakaki moved to approve the proposal from Aquatic Solutions for coping cleaning & repairs, rebar removal and rust abatement, soda blast tile and pool interior polish for \$20,942.40 (tax included). Seconded by Director Ishihara-Wong, the motion passed unanimously.

C. Budget & Finance Committee (Chair – Gwen Young)

No report.

D. Commercial Units Report (Chair Sarah Mandeville)

Chair Mandeville reported that the heavy rains continue to cause flooding near the South Street entrance. She requested that the Board consider researching options to add additional drainage or install grading in the area to prevent flooding. President Funakoshi requested a proposal for the Board to add to the Reserve Study. GM Baker will follow up with GP Roadway to request a proposal.

E. Governance Committee (Chair Wei-Kung Wang)

No report.

F. Master Association Representative (General Manager)

No report.

G. Social Committee

No report.

VII. OWNERS FORUM

- 1910/ Lum: Inquired if there has been an increase in short term rentals. GM Baker and EM Oliveira asked owners to report it to their office so they can investigate.
- 3404/ Mizumoto: Provided complimentary comments on the format of the Financial Reports.
- 3910/ Ishihara-Wong: Reported that the garage etiquette has not improved. There are still residents speeding and not stopping at the STOP sign. GM Baker reported that an additional STOP sign was installed and that they will continue to monitor the activity on cameras.

VIII. UNFINISHED BUSINESS

- A. Construction Defect Litigation Update – GM Baker reported that there have been 130 PEX leaks to date. Three were reported in March, seven were reported in April and zero so far in May. President Funakoshi requested that the Board form a committee to work on the construction repairs. GM Baker to follow up with Ken Kasdan for a timeline on scheduling the meeting for the Board to review the settlement contract and for holding the next Town Hall Meeting for owners.

IX. NEW BUSINESS

- A. AOOU Insurance Policies – EM Oliveira volunteered to work on the RFP for the Insurance Agent. President Funakoshi requested Sue Savio attend the next Board Meeting.
- B. Swimming Lessons in the Tower Pool – GM Baker & EM Oliveira requested clarification of the House Rules on using common elements, specifically the pool, for commercial purposes. The Board confirmed the Management’s interpretation of current House Rules disallowing commercial activity in common areas.
- C. Elevator Entrapment Procedures Update – EM Oliveira presented the recommended Standard Operating Procedures for elevator entrapments and malfunctions to the Board. By unanimous consent, the Board accepted the revised procedures. GM Baker to present elevator Wi-Fi installation proposals to the Board in the next meeting.
- D. Party Facilities Insurance Requirements – This item was deferred until the next board meeting.

X. EXECUTIVE SESSION

None – Deferred until the next Board Meeting.

XI. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on **Thursday**, June 12, 2025 at 6 pm (via *Zoom*).

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:28 p.m.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on June 12, 2025.