

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
JUNE 12, 2025 AT 6:00 PM  
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the meeting to order at 6:00 p.m.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Secretary Sharon Gi, Treasurer Gwen Young, Directors Shirley Arakaki, Edison Ting and Sarah Mandeville.

Excused: VP Wei-Kung Wang & Directors Debra Ishihara-Wong and Henry Lew.

By Invitation: Mike Baker, General Mgr. & Desmond Oliveira, Executive Mgr., The Collection Michele Alueta, Community Manager (CM), Associa Hawaii Sue Savio, President, Insurance Associates

Guests: Unit 3202, Jay Katz; Unit 1910, Mike Lum; Unit 2601, Laurie Ahe Lee; Unit 3309, Anna Kajiwara; Unit 1009, Deborah Kuhls; Unit 3909, Pam Chan; Unit 2803, Steve Shaw; Unit 708, Gerald Nakamura; Unit 805, Daniel Yokoo; Unit 4302, Paul Hallin; Unit 1203, Ratcliff Lee; Unit 2009, Tim Brown; Unit M403, Terry Yamamoto; Unit 4307, Cliff Ishigaki.

III. INVITED GUEST – SUE SAVIO, PRESIDENT, INSURANCE ASSOCIATES

Sue Savio attended the meeting to give a brief presentation on the services provided by Insurance Associates and the Insurance Market. She answered the Board and owners' questions and departed the meeting at 6:27 p.m.

IV. MINUTES

By unanimous consent, the minutes of the May 14, 2025 Regular Board Meeting was approved.

V. REPORTS

A. Treasurer's Report

Treasurer Young gave a report on the April 2025 Financial Report. The report was 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. CPR/First Aid/ AED Staff Training – GM Baker reported that 15 Team Members received certification training by Heartline Hawaii for a cost of \$670.16, saving the association \$2,618.27. The amount was within the GM approval limits.

2. Compactor Trash Bins Repair Proposals – Secretary Gi made a motion to approve the proposal from DCW Resource Recovery Solution Systems LLC for \$3,141.36 to repair the compactor trash bins. Seconded by Treasurer Young, the motion carried unanimously.
3. EV Orange Load Study – GM Baker reported that the Load Study Test is in progress and that 12 owners signed up to install EV chargers in their stalls. An update will be presented in the next Board Meeting.

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

No report.

D. Commercial Units Report (Chair Sarah Mandeville)

Nothing new to report from Chair Mandeville. GM Baker reported that he is in the process of contacting an engineer and surveyor for the parking garage flooding issue.

E. Governance Committee (Chair Wei-Kung Wang)

No report.

F. Master Association Representative (General Manager)

No report.

G. Social Committee

No report.

VI. OWNERS FORUM

None.

VII. UNFINISHED BUSINESS

- A. Construction Defect Litigation Update – GM Baker gave a verbal report on the status of the litigation settlement. He also asked for volunteers for units in the 01 & 08 stacks for Bergeman Project Group to do a 15 minute visual inspection on June 18, 2025. Once the legal documents are available for review, an email will be sent to all owners. President Funakoshi advised that a Town Hall will be scheduled when more information is available.
- B. AOUI Insurance Policies – The Board reviewed the proposals from the 3 Insurance Agents (ACW, Marsh Insurance & Insurance Associates) and requested additional information, including quotes, with a July 3<sup>rd</sup> deadline so the Board can make a decision in the next Board Meeting. EM Oliveira will send the request to all 3 insurance companies.
- C. Party Facilities Insurance Requirements – The Board referred this item to the Governance Committee.

VIII. NEW BUSINESS

- A. Owner's Request to Change House rule 11.1, 'Commercial Activity' – Unit 2302 – The Board referred this item to the Governance Committee.

- B. 2026 Budget and Reserve Study – CM Alueta gave a report on the Budget Preparation Process and the Meeting Schedule.

IX. EXECUTIVE SESSION

Director Arakaki made a motion to adjourn the regular session at 7:36 p.m. to go into Executive Session to discuss the delinquency report. Seconded by Director Ting, the motion carried unanimously. The Board reconvened to Regular session at 7:43 p.m.

By unanimous consent, the Board approved the May 5, 2025 Executive Session Meeting Minutes. The Board also directed the drafting of a delinquent account Collection Policy by the association attorney.

X. FUTURE BOARD MEETING

The next Regular Board of Directors' meeting will be on Wednesday, July 9, 2025 at 6 pm (via *Zoom*).

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:43 p.m.

Submitted by:

Michele Alueta,  
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on July 9, 2025.