

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
APRIL 21, 2020**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:02 PM via videoconference.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong, Treasurer Joseph Krahulik, and Directors Kevin Kwan, Edison Ting, and Henry Lew

Excused: None.

Absent: Directors Taylor Nguyen and Tyler Street

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiana Management Company, Ltd.; Mike Baker, Desmond Oliviera, The Collection Management

Guests: Unit M211, John McFadden; Unit M317, Gerald Kim; Unit M417, AJ Villasin; Unit 408, Matthew Nickel; Unit 503, Francis Calleon; Unit 802, Kit Ng; Unit 1009, Deborah Kuhls; Unit 1107 Gary Nunokawa; Unit 1203, Ratcliff Lee; Unit 1406, Chris Fong; Unit 1905, Ernesto Gaddess; Unit 2006, Wendie Newman; Unit 2108, Alex Tedla; Unit 2702, John & Jenny Cheung; Unit 2902, David Nagata; Unit 3607, Laura Hayashi; Unit 3909, Demir Abdurrasid; Unit 3910, Darold Wong; Unit 4202, Paul Allen; and Wendell Choy

III. NEW BUSINESS

A. Cares Act – PPE Loan/Written Consent

An open session with owners was held to respond to comments, questions, and concerns.

A **motion** was made by Secretary Ishihara- Wong and seconded by Vice President Wang to ratify the written consent to seek owners' approval to apply for funds with the Cares Act for the Paycheck Program. More information to be provided to the owners for its justification and about how the funds would be used. The motion carried unanimously.

This item was deferred to the Budget and Finance Committee to provide clarity for owners.

IV. MINUTES

There being no corrections, the Board by unanimous consent approved the minutes for the meeting of February 25 & March 25, 2020 as distributed.

V. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the February & March 2020 financial statements, subject to audit.

B. General Manager

The written report from the Management Office was reviewed and is on file with the management office.

C. Budget & Finance Committee (Chair Joe Krahulik, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Kevin Kwan, Edison Ting, Tyler Street, Taylor Nguyen)

a. Reserve Study

Chair Kraulik noted the reserve study noted that the new Reserve Study has provided a new draft that will be reviewed.

b. Investments

Chair Kraulik noted that he has been providing information to the committee to confirm the recommendation on current investments for the Common and Tower.

c. Unit 401: Sale of the Apartment

Committee Member Funakoshi noted that there is no update at this time.

D. Building, Grounds & Design Review Committee (Chair Kevin Kwan, Members: Rodney Funakoshi, Wei-Kung Wang, Byron Ho, Cherie Dang, Neal Fujimori, Darold Wong)

a. Tower Solar Photovoltaic (PV) System (PV Chair Funakoshi)

Chair Funakoshi commented on the current status of the PV System with the recommendation to review the PPA Lease and financial data that is located on the Association intranet website. The loan financing details are still pending.

b. RFA 32-2019: Signage Throughout Building/Garage, Walkway from Visitor Parking

Committee Chair Kwan noted that the committee will be reviewing the proposals received to standardize the signs throughout the Association.

c. Unit Range/Ovens

Committee Chair Kwan noted that the oven knob information/specifications were provided to legal counsel.

E. Commercial Units Report (Chair Tyler Street)

No report at this time.

F. Governance Committee (Chair Wei-Kung Wang, Members: Kevin Kwan, Edison Ting Darold Wong)

Chair Wang noted there is no report and there will be a meeting before the next board meeting.

G. Master Association Representative (Joseph Kraulik)

Chair Kraulik noted legal counsel is in communication with the Master Association Representatives.

H. Social Committee

President Funakoshi noted the Easter celebration was cancelled.

VI. OWNERS FORUM

Unit M211: John McFadden noted a gap in the Lofts exterior doors and requested it be checked.

Unit 1009: Deborah Kuhls requested information on charging stations for electric vehicles.

VII. UNFINISHED BUSINESS

A. Managing Agent Contract Written Consent

ME Balmilero provided an update on the status of the current written consent for the managing agent contract with 65.130247% in favor and 4.915757% opposed. The one – year period for seeking approval has passed but a three-year agreement was executed at the last annual meeting.

B. RFA 24-2018: Start Up Fees

This item is under review by the Executive Committee.

C. Account 2722-434: Waiver of Expenses – Ratify Decision

A **motion** was made by Treasurer Kraulik and seconded by Director Kwan to ratify the Board determination to not waive the expense incurred by account 2722-434. A notice has been sent to the owner and will be forwarded for collection if no payment is remitted. The motion carried unanimously.

VIII. NEW BUSINESS

A. Annual Meeting – Rescheduling

A **motion** was made by Secretary Ishihara- Wong and seconded by Treasurer Kraulik to reschedule the Annual Meeting to Tuesday, October 27, 2020 at the Salt Barn at 6 PM. The motion carried unanimously.

B. Request for Maintenance Fee Deferment

This item will be deferred to Executive session.

IX. EXECUTIVE SESSION

A **motion** was made by Treasurer Kraulik and seconded by Vice President Wang to adjourn and reconvene in executive session to discuss and vote upon matters concerning litigation in which the Association is or may become involved and/or as necessary to protect the attorney-client privilege of the Association. The motion carried unanimously.

President Funakoshi adjourned the regular session into executive session at 8 PM and resumed the regular session at 9 PM. The following items were determined:

A. Legal Matters

a. Account 2722-236

The Board, by general consent, determined that there will be a three month deferment plan put in place for maintenance fees to be paid in full and late fees will be forgiven.

b. Solar Photovoltaic Panels

The Board, by majority consent, determined that the owners who have not responded to the Solar PV panel installation consent, will be notified that the panels will be installed unless they respond that they do not want the panels installed over their parking stalls.

c. RFA 21-2019

This item was deferred.

X. NEXT MEETING

The next regular Board of Directors meeting of AOUO The Collection will be on **Tuesday, May 19, 2020 at 6 PM via video conference.**

XI. 2020 MEETING SCHEDULE *(Tower, Club Room, 6 PM)*

The Annual Meeting, originally set for April 28, 2020 was cancelled and will be rescheduled with new notices and proxies sent out for October 27, 2020 at 6 PM.

XII. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 9 PM.

Approved By:

Recording Secretary:

Debi Balmilero CMCA[®], AMS[®], PCAM[®]
Management Executive
Hawaiiana Management Co., Ltd.

NOT FOR REAL ESTATE/RESALE PURCHASES