

AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
APRIL 27, 2021

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:03 PM via videoconference.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang (*arrived 6:34 PM*), Secretary Debra Ishihara-Wong; Treasurer Joseph Krahulik, Directors Tyler Street and Henry Lew

Excused: None.

Absent: Director Edison Ting

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

Guests: Unit M304, Rey Aguda; Unit 405, Lynette Fujimori; Unit 802, Kit Ng; Unit 909, Erin Oda; Unit 1003, Cyrus Chen; Unit 1010, Shirley Arakaki; Unit 1203, Ratcliff Lee; Unit 1207, Casey Say; Unit 1504, Cheri Tillotson; Unit 1708, Amanda & Scott Schwarzwald; Unit 2009, Tim Brown; Unit 2108, Alex Tedla; Unit 2702, John & Jennie Cheung; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; Unit 3909, Pam Chan; Unit 4009, Peter Van Buren; Unit 3910, Darold Wong; and Unit 4307, Cliff Ishigaki & Barbara Donlan

(Note: Guests were present only during Regular Session)

III. MINUTES

There being no corrections, the Board by unanimous consent, approved the minutes for the meeting of as March 23, 2021 as amended.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the March 2021 financial statements, subject to audit.

B. General Manager

The written report from the Management Office has been provided and is on file with the management office.

a. Fire Inspections

A **motion** was made by Director Lew and seconded by Treasurer Krahulik to accept the proposal from Phoenix Pacific for \$25,995.11 for fire inspections. There were four votes in favor with Secretary Ishihara-Wong abstaining. The motion carried.

b. Security Key Fob Audit

GM Baker noted that his office is conducting an audit of all fobs and security key cards to ensure the safety and current residents are the only authorized holders of the fobs.

c. Pool Deck Planter Inspection Status Report

GM Baker noted that the planter boxes are not leaking and is on schedule for replacement at the twenty five year mark. He noted that proposals for extra soil and any review of electrical wiring will be obtained for the 2022 budget cycle.

d. Spa Heater Repairs

The spa heaters are being repaired by the General Contractor, based on the manufacturers specifications so that any further needed repairs will be covered under warranty. Repairs scheduled to be completed by mid-June.

e. PEX Tubing Leaks

GM Baker noted that there have been at least five different incidents on PEX tubing pinhole leaks. All developer and contractors have been notified of these incidents and are being tracked by the onsite 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)

Chair Krahulik confirmed that there will be draft budgets in June.

D. Commercial Units Report (Chair Tyler Street)

Chair Street noted that the Bar Maze is scheduled to open in June 2021.

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

No report at this time.

F. Master Association Representative (General Manager)

No report at this time.

G. Social Committee

No report at this time.

V. OWNERS FORUM

Unit 2803: Steve Shaw noted that there is a smoking area outside the building is being utilized by non-residents and the odor is strong. He requested that a committee review this area and address this potential nuisance. He recommended that signs for video monitoring be placed in areas designated for recycling.

Unit 802: Kit Ng noted that the recycling area is being used as a trash area instead of going down to the trash chutes and bins.

Unit 405: Lynette Fujimori recommended that the recycling areas be treated for pests as well.

Unit 1010: Shirley Arakaki noted that large vans parked in the guest parking area across from each other. She recommends that the vans be monitored and separated to allow for the residents to pass.

Unit M304: Rey Aguda requested status of Board representation as there is a current vacancy of the midrise representative.

VI. UNFINISHED BUSINESS

A. Unit 401, Parking Stalls, Storage Rooms – Separation – Written Consent

ME Balmilero noted that the written consent for the parking and storage room separation is currently at 33.56% in favor with 3.16 % opposed of the required 67% needed for approval. Reminders will continue to be sent.

B. High Risk Component Resolution

A **motion** was made by Treasurer Krahulik and seconded by Director Lew to accept the recommendation to

adopt a high risk component resolution as drafted for inspection to be initiated in 2022. The motion carried unanimously.

VII. NEW BUSINESS

A. Owner Correspondence

a. RFA 01-2021: Noise Investigation

The Board and management team will conduct an inspection of the unit above to review the noise issues.

B. Board Member Resignation

The Board thanks Taylor Nguyen for her service as a Board Member for the Midrise/Lofts.

C. Appointment of New Board Member

A **motion** was made by Director Lew and seconded by Treasurer Krahulik to appoint Rey Aguda, Unit M304, representing the Midrise/Lofts to serve the remaining term until the next Annual Meeting. The motion carried unanimously.

D. Cable/Internet Contract

This item was deferred.

E. Managing Agent Contract

A **motion** was made by Secretary Ishihara-Wong and seconded by Vice President Wang to solicit proposals for a managing agent to potentially replace Hawaiiana Management Co. set to expire in April 2022. There were six votes in favor with President Funakoshi opposed. The motion carried.

VIII. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 8:11 PM 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 following items were determined:

A. Legal Matters

The Board will be conducting a review of matters related to potential legal issues.

IX. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the president or on **Tuesday, May 25, 2021** at 6 PM via video conference.

X. 2021 MEETING SCHEDULE (Tower, Club Room or via videoconference, 6 PM)

June 29, July 27, August 31, and September 21, 2021 at 6 PM. (Annual Meeting)

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:36 PM.

Approved By:

Recording Secretary:

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