

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
AUGUST 17, 2021**

**I. CALL TO ORDER**

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:01 PM via videoconference.

**II. ATTENDANCE**

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong; Treasurer Joseph Krahulik, and Directors Rey Aguda, Henry Lew, Edison Ting, and Sarah Mandeville

Excused: None.

Absent: None.

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

Guests: Unit M215: Evan Masunaga; Unit 405, Lynette Fujimori; Unit 909, Erin Oda; Unit 1010, Shirley Arakaki; Unit 1203, Ratcliff Lee; Unit 2702, John & Jennie Cheung; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; and Unit 4303, Kiyokai Yanase

*(Note: Guests were present only during Regular Session)*

**III. INTRODUCTION**

President Funakoshi introduced the replacement Commercial Board Member Sarah Mandeville and welcomed her to the Board of Directors to serve in place of Tyler Street.

**IV. MINUTES**

There being no corrections, the Board by unanimous consent, approved the minutes for the meeting of as July 27, 2021 as presented.

**V. REPORTS**

**A. Treasurer's Report**

No report at this time.

**B. General Manager**

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

**a. Spall Repairs Tower, Midrise, Tower Parking**

A **motion** was made by Treasurer Krahulik and seconded by Director Aguda to accept the proposal from JD Painting for spalling repairs for the Tower and Midrise Structure along with the Tower Parking in the amount of \$1,047 for the Midrise and \$8,910 for the Tower. The motion carried unanimously.

**b. Petra Barrels Heater Wire Repair - Tower – Insulation Replacement**

A **motion** was made by Treasurer Krahulik and seconded by Vice President Wang to accept the proposal from American Electric for insulation replacement for the petra barrel heater wires in the amount not to exceed \$750. The motion carried unanimously.

c. Port Cochere – Tower LED Light Fixture Replacement

A **motion** was made by Treasurer Kraulik and seconded by Director Aguda to accept the proposal from Graybar for the replacement of the Porte Cochere LED light fixture in the amount of \$1,930, shipping included. The motion carried unanimously.

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

No report at this time.

D. Commercial Units Report (Chair Tyler Street)

No report at this time.

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

No report at this time. A meeting is scheduled for Wednesday, August 18, 2021 at 4 PM.

a. House Rules on Pets & Service Animals

No report at this time.

F. Master Association Representative (General Manager)

No report at this time.

G. Social Committee

No report at this time.

VI. OWNERS FORUM

Unit M215: Evan Masunaga noted that the shopping carts in the midrise parking area are being left all over the parking lot and damaging cars. He requests these be removed since it isn't being used appropriately.

Unit 2803: Steve Shaw made comments on the capital inventory regarding the roofing repairs and replacements noted on the budget drafts. He noted that the budget is under – reserved for these items and requests the board consider reviewing these matters.

VII. 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 52.599939% in favor with 6.020621% opposed of the required 67% needed for approval. Reminders will continue to be sent.

B. 2022 Operating and Reserve Budgets

a. Commercial 2022 Budget

A **motion** was made by Treasure Kraulik and seconded by Vice President Wang to accept the proposed 2022 with a 0% increase. There were seven votes in favor with Secretary Ishihara-Wong abstaining. The motion carried.

b. Midrise/Lofts 2022 Budget

A **motion** was made by Director Aguda and seconded by Treasurer Kraulik to accept the proposed 2022 budget with a 6% increase. There were seven votes in favor with Secretary Ishihara-Wong abstaining. The motion carried.

c. Common 2022 Budget

A **motion** was made by Treasurer Krahulik and seconded by Director Aguda to accept the proposed 2022 budget with a 3.5% increase. There were five votes in favor with Director Lew and Director Ting opposed and Secretary Ishihara-Wong, abstaining. The motion carried.

d. Tower 2022 Budget

A **motion** was made by Director Ting and seconded by Director Lew to accept the proposed 2022 budget with a 0% increase. There were seven votes in favor with Secretary Ishihara-Wong abstaining. The motion carried.

VIII. NEW BUSINESS

A. Owner Correspondence

a. Unit 2803: RFA 02-2021: Budget Reconciliation

This item was deferred.

IX. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 7:39 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. Personnel Matters

The Board reviewed personnel matters.

*ME Balmilero departed at 8:15 PM.*

B. Managing Agent Contract

This item was deferred.

X. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the president or on **Tuesday, September 21, 2021** at 6 PM Onsite, Tower Club Room and Recreation Deck

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

September 21, 2021 at 6 PM. (*Annual Meeting*)

XII. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:47 PM.

Approved By:

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Recording Secretary:

Debi Balmilero CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup>  
Management Executive  
Hawaiiana Management Co., Ltd.