

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
AUGUST 25, 2020**

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, Secretary Debra Ishihara-Wong, Treasurer Joseph Krahulik, and Directors Tyler Street, Henry Lew and Director Edison Ting

Excused: None.

Absent: Taylor Nguyen

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

Guests: Unit 503, Francis Calleon; Unit 708, Diane Nakamura; Unit 1408, Helen Sanpei; Unit 1504, Cheri Tillotson; Unit 1904, Roanne Matsuura; Unit 2108, Alex Tedla; Unit 2404, Priscilla Rodriguez; Unit 2702, John & Jenny Cheung; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; and Unit 4307, Cliff and Barbara Ishigaki

(Note: Guests were present only during Regular Session)

III. MINUTES

There being no corrections, the Board by unanimous consent approved the minutes for the meetings of July 28, 2020 as distributed.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the July 2020 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. Window Seal Inspection

GM Baker noted that he has been contacting various architects and engineers to determine the true costs for the inspection and repair of the window seal inspections.

b. Tower Hallway Carpet

A **motion** was made by Treasurer Krahulik and seconded by Director Ting to accept the proposal from Prospect contract for custom corridor replacement carpet for \$25,916.22. The motion carried unanimously.

A **motion** was made by Secretary Ishihara-Wong and seconded by Vice President Wang to adjust the reserve amount funds for this item. There were seven votes in favor with President Funakoshi opposed. The motion carried.

c. Petra Unit Repair

GM Baker noted that the Tower AC system refrigerant leak will be repaired. A motion was made by Treasurer Krahulik and seconded by Secretary Ishihara-Wong from Heide & Cook for \$4,237. The motion carried unanimously.

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 noted that the next committee meeting will be by Monday, September 14, 2020 at 4 PM via Zoom or teleconference. All owners are welcome to attend.

a. Commercial Services

A **motion** was made by Director Street and seconded by Treasurer Krahulik to adjust the Commercial charges to reflect actual man hours spent for housekeeping, security for year 2020. The funds will be reallocated based on the actual services provided and reduce the amount of hours to 25 hours per month at \$27 per hour for security only and any hours in addition will be charged. The motion carried unanimously.

b. Investments

Chair Krahulik noted that the interest rates are low and will be monitored as needed.

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 noted that the recent special meeting was cancelled due to overriding concerns.

A **motion** was made by President Funakoshi to rebid the power purchase agreement for the expanded project and include the initial vendors who provided proposals. The motion failed for lack of a second.

A **motion** was made by Vice President Wang and Director Lew to stop any further proceedings for solar photovoltaic panels. There were seven votes in favor with President Funakoshi opposing. The motion carried.

E. Commercial Units Report (Chair Tyler Street)

GM Baker noted that Commercial Unit 4, not governed by the Association documents has had numerous noise issues. Any noise issue would need to be addressed by HPD.

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

No report at this time.

G. Master Association Representative (Joseph Krahulik)

Chair Krahulik noted at check for \$52,142.08 as reimbursement from the Master Association has been received.

Director Street departed at 7:40 PM

A **motion** was made by Treasurer Krahulik and seconded by Vice President Wang to accept the \$52,142.08 reimbursement from the Master Association as reimbursement of overpayment of master association dues as recommended by legal counsel subject to a review of the breakdown of expenditures. The motion carried unanimously.

H. Social Committee

No report at this time.

V. OWNERS FORUM

Unit 2404: Priscilla Rodriguez requested that the trees in the front of the property be replaced.

Unit 2803: Steve Shaw noted that all commercial units within the project would be subject to the association rules. He notes that the property is bound by the bylaws and the declaration.

He also noted that redundant calendaring should be done regarding any and all product warranties for items on the project. He recommends a special committee to review these items including the windows seals.

Unit 2806: Sandy Furuike noted that the Board should follow up on the commercial units and any issues for the association.

Director Street arrived at 7:50 PM.

VI. UNFINISHED BUSINESS

A. Commercial Unit Owners Insurance Requirements

President Funakoshi noted that legal counsel provided guidance to the Association noting additional insurance is not required.

B. RFA 02-2020 Tower Unit 401 – Sale

A **motion** was made by Director Ting and seconded by Treasurer Kraulik to have legal counsel proceed to separate unit 401 from two parking stalls and four storage locker units as a declaration amendment. The motion carried unanimous.

VII. NEW BUSINESS

A. Annual Meeting – Procedures in response to COVID-19

Legal counsel advised cancellation of the Annual Meeting for 2020 subject to review by the association's parliamentarian and CPA.

B. Residential Unit Owner Insurance Requirements

This item was deferred for further information.

C. RFA 03-2020: Fitness Center Hours

This item was deferred for further information.

Secretary Ishihara departed at 8:41 PM

VIII. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 8:41 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

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The Board reviewed pending legal matters.

b. Delinquency Report

ME Balmilero provided a report on the current delinquencies.

c. RFA 21-2019: Behavior Unbecoming of a Board Director

This item was deferred.

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, September 22, 2020 at 6 PM via video conference.

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

October 27, 2020 at 6 PM. (Annual Meeting)

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:51 PM.

Approved By:

Recording Secretary:

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

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