

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
AUGUST 27, 2019  
MINUTES**

I. CALL TO ORDER

President Funakoshi called the regular Board of Directors meeting for AOUO The Collection to order at 6 PM in the Tower Club Room.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Secretary Debra Ishihara-Wong, Treasurer Joseph Krahulik and Directors Kevin Kwan, Edison Ting, Henry Lew (*Arrived at 6:05PM*) and Taylor Nguyen (*arrived at 6:28 PM*).

Excused: Vice President Wei-Kung Wang and Director Tyler Street

By Invitation: Debi Balmilero, CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup>, Management Executive, Hawaiiiana Management Company, Ltd.; Charles Poepoe, Mark Dias, Desmond Oliveira, The Collection Management

Guests: Unit 405, Neal Fujimori; Unit 408, Matthew Nickel; Unit 503, Francis Calleon; Unit 802, Kit Ng; Unit 1010, Shirley Arakaki; Unit 1203, Ratcliff Lee; Unit 1310, John Parkinson; Unit 1807, My Ung Ok Lee; Unit 1910, Mike Lum; Unit 2302, Russell Ryan; Unit 2702, Jennie Cheung; Unit 2803, Steve Shaw; Unit 2806, Sandra & Alvin Furuike; Unit 3006, Roy Howard; Unit 3703, Jose Beltrano; Unit 3910, Darold Wong; Unit 4103, Carol Ing, Unit 4202, Paul Allen; 4206, Jane Kwan (*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 July 30, 2019 as distributed.

*Director Lew arrived at 6:05 PM.*

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the July 2019 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.

a. Cardboard Bin Pick Up

A **motion** was made by Director Lew and seconded by Secretary Ishihara-Wong to accept the proposal from Honolulu Disposal to change the current cardboard bin to a monthly contract instead of an as needed pick up for a monthly charge of \$136.13 for weekly pick up. The motion carried unanimously.

b. Lobby Window Replacement

This item was deferred.

*Director Nguyen arrived at 6:16 PM.*

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. Allocation of RM Unit Expenses to the Common Budget

A **motion** was made by Treasurer Krahulik and seconded by Director Lew to retroactively allocate all funds for the Resident Manager Unit loan and expenses to the

Common Budget instead of the Tower Budget. The corrected expenses will be reflected in the August 2019 financial statement. The motion carried unanimously.

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

Chair Kwan noted that two renovation applications were received and approved for flooring. He also noted that the common area landscape was reviewed with the contractor and onsite staff and modifications will be made for adequate moisture control and other needs. This is an ongoing issue that will be reviewed regularly.

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

Chair Funakoshi noted that the structural analysis has determined that spanning the drive aisles is feasible, thus the PV project will be modified to combine Phases 1 and 2 covering the rooftop parking stalls and the drive aisles.

A **motion** was made by President Funakoshi and seconded by Treasurer Krahulik to pursue proposals for including PV panels over the Phase 2 drive aisles. There were six votes in favor with Director Nguyen abstaining. The motion carried.

b. Consent Ballot for Rooftop Owners

A **motion** was made by President Funakoshi and seconded by Secretary Ishihara-Wong to seek approval as a written consent from the 58 rooftop parking stall owners to install the PV panels over their parking stalls. There were six votes in favor with Director Nguyen abstaining. The motion carried.

E. Commercial Units Report (Chair Tyler Street)

None.

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

None.

G. Master Association Representative

Chair Krahulik noted his comments regarding the attorney response will be made at the next meeting.

V. OWNERS FORUM

Unit 909: Erin Oda's letter was read by Russell Ryan regarding the size and weights of dogs in response to a request for action prohibiting dogs over a certain size.

Unit 4202: Paul Allen requested specifics regarding the new general manager's salary and benefit package.

Unit 2302: Russell Ryan requested the name and resume of the new general manager. He also noted that a purchase agreement from GEMS for the photovoltaic panels is better than the power purchase agreement. He is still requesting an explanation on the liability of the townhomes using the midrise refuse areas; Director Kwan responded.

Unit 4206: Jane Kwan comment on information gathered about a non-resident general manager. She noted that there was no notice that the Board provided information on the non-resident manager to the ownership. She commented that the ownership did not have any opportunity to voice their concerns regarding not having a resident manager.

- Unit 2803: Steve Shaw noted that there has been an improvement in staff and operations without a general manager. He notes that the property does not need a general manager. He notes that there is a missing RFA regarding allocation for reserves.
- Unit 3006: Roy Howard requested the interest amounts that were paid for the RM Unit and the board's results of their exit interview of the former general manager.
- Unit 503: Frances Calleon noted that the ingress/egress on Auahi Street is blocked by large vehicles that hinder the sightline. He also recommended that a yield sign being added to the entrance to the parking lot. He also noted that the makai row of cars that enter the traffic flow in the parking garage needs to be reviewed and monitored. Management team responded.
- Unit 3910: Debbie Ishihara-Wong requested the Building and Grounds committee review a selection of doorbells to install on the doors of the units.
- Unit 3901: Henry Lew noted that the delay in posting the board meeting minutes shouldn't be continued to provide owners with as much disclosure as possible. He commended the current management team for doing a wonderful job keeping the building operational.
- Unit M312: Taylor Nguyen noted that the change of a resident manager to a general manager should be talked about at the annual meeting. In the future, she recommends it be handled with all of the owners.

#### UNFINISHED BUSINESS

##### A. Written Consents

###### a. Smoking Ban

ME Balmilero provided an update on the status of the current written consent for the smoking ban with 67% in favor. The necessary documents will be signed and sent to all owners for an effective date with thirty days of notice.

###### b. Managing Agent Contract Written Consent Letter

ME Balmilero provided an update on the status of the current written consent for the managing agent contract with 59.07101% in favor and 3.762196% opposed.

##### B. Rental of Unit 401 and Storage Room (S416)

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Ting to hire Lau and Associates to rent out unit 401 and the storage room S416 and Locker 567. The monthly rental of the unit 401 will be based on competitive comparisons between \$3,800 - \$4,500 per month for the unit depending on the market rates. There were six votes in favor with Director Nguyen opposed. The motion carried.

#### VI. NEW BUSINESS

##### A. RFA 10-2019: Request for RM Unit Loan Payoff; Written Consent

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Lew to refer this request to the Budget and Finance committee to investigate. There were six votes in favor with Director Nguyen opposing. The motion carried.

##### B. RFA 11-2019: Request for Recording Votes on RFA's

This item was deferred.

##### C. RFA 12-2019: Request for Termination of Managing Agent Agreement

A **motion** was made by Director Lew and seconded by Director Ting to refer this RFA to the Governance Committee. There were four votes in favor with President Funakoshi and Director Nguyen opposed and Secretary Ishihara-Wong abstaining. The motion carried.

D. RFA 15-2019: Reinstate Former President Reforms

This item was deferred.

E. RFA16-2019: Prohibit Dogs over 30 lbs.

This request was rejected due to lack of a motion.

F. RFA 17-2019: Require Health Certificates for all Pets

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Kwan to refer to the Governance committee to review pets for health certificates, training behavior and safety verification of the animals residing in the building. The motion carried unanimously.

G. RFA 18-2019: Separate Mid-Rise from Tower-Commercial

This item was deferred.

H. RFA 19-2019: Appoint Acting GM

A **motion** was made by Director Lew and seconded by Director Ting to allow the Executive Assistant to serve as the Acting General Manager in the event there is no General Manager. There were three votes in favor with President Funakoshi, Secretary Ishihara-Wong, and Director Nguyen opposing and Director Ting abstaining. The motion failed and the RFA was denied .

A **motion** was made by Director Nguyen to refer this item to the Governance committee. The motion failed for lack of a second.

I. RFA 20-2019: Louver Insect Prevention Screens

This item was deferred.

J. Allocation of Legal Expenses

A **motion** was made by Treasurer Kraulik and seconded by Secretary Ishihara-Wong to accept the legal opinion provided, allocating legal expenses regarding particular subjects to the affected group of owners. There were six votes in favor with Director Nguyen abstaining. The motion carried.

K. Owner Correspondence: Unit 4206 – Objections to Eliminating On-Site Resident Manager

The Board acknowledged the concerns noted on the elimination of an on-site resident manager and apologized for any confusion on this matter.

VII. EXECUTIVE SESSION

President Funakoshi adjourned the regular session into executive session for legal matters at 8:18 PM and resumed the regular session at 8:41 PM. The following items were determined:

A. Legal Matters

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

This item was deferred.

NEXT MEETING

The next regular Board of Directors meeting of AOUO The Collection will be at the call of the Board President or on **Tuesday, September 17, 2019 at 6 PM, Onsite Tower Club Room.**

VIII. 2019/2020 MEETING SCHEDULE (Tower, Club Room, 6 PM)

September 17, October 29, November 19, January 28, 2020, February 25, 2020, March 31, 2020,  
April 28, 2020 *(Annual Meeting 6 PM, Salt Barn)*

IX. ADJOURNMENT

There being no further business, President Funakoshi adjourned the Regular Board of Directors' meeting at 8:41PM.

Approved By:

---

Recording Secretary:

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

NOT FOR REAL ESTATE/RESALE PURCHASES