

NOTICE

BOARD OF DIRECTORS' MEETING

A Regular Board of Directors meeting of AOJO The Collection will be held on:

DATE: **Tuesday, August 27, 2019**

TIME: **6 PM**

PLACE: **On-Site – Tower Club Room**

AGENDA

BOARD MEMBERS: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong, Treasurer Joseph Krahulik, and Directors Kevin Kwan, Henry Lew, Taylor Nguyen, Edison Ting, and Tyler Street

BY INVITATION: Deborah Balmilero, Management Executive, Hawaiiana Management Company; Desmond Oliveira, Office Manager

I. CALL TO ORDER

II. MINUTES

A. Meeting Minutes of July 30, 2019

III. REPORTS

A. Treasurer's – July 2019 Financials (*Accept, Subject to Audit*)

B. General Manager's Report

a. Cardboard Bin – *Review Proposal*

b. Lobby Window Pane Replacement – *Review Proposal*

C. Budget & Finance Committee (*Chair Joe Krahulik*)

a. Allocation of RM Unit Expenses to the Common Budget

D. Building, Grounds & Design Review Committee (*Chair Kevin Kwan*)

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

1. Approval of Phase 2 Drive Aisles

2. Consent Ballot for Rooftop Owners

E. Commercial Units (*Chair Tyler Street*)

F. Governance Committee (*Chair Wei-Kung Wang*)

G. Master Association Representative (*Joseph Krahulik*)

IV. OWNERS FORUM

V. UNFINISHED BUSINESS

A. Written Consents

a. Smoking Ban – *Status Update*

b. Managing Agent Contract – *Status Update*

B. Rental of Unit 401 and Storage Room S416

VI. NEW BUSINESS

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

B. RFA 11-2019: Request for Recording Votes on RFAs

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

D. RFA 15-2019: Reinstate Former President Reforms

E. RFA 16-2019: Prohibit Dogs over 30 lbs.

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

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

H. RFA 19-2019: Appoint Acting GM

I. RFA 20-2019: Louver Insect Prevention Screens

J. Allocation of Legal Expenses

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

L.

VII. EXECUTIVE SESSION (*LEGAL, CONTRACTUAL, PERSONNEL MATTERS ONLY*)

A. Legal Matters

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

B. Personnel Matters

VIII. DATE, TIME AND PLACE OF NEXT MEETING 6 PM, On-Site Tower Club Room

September 17, October 29, November 19, January 28, 2020, February 25, 2020, March 31,

2020, and April 28, 2020 (*Annual Meeting 6 PM, Salt Barn*)

IX. ADJOURNMENT