

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
FEBRUARY 15, 2022**

**I. CALL TO ORDER**

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:02 PM via videoconference.

**II. ATTENDANCE**

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

Excused: Treasurer Sharon Gi, Director and Directors Kathryn Egan and Edison Ting

Absent: None.

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

Guests: Unit 405, Lynette Fujimori; Unit 909, Erin Oda; Unit 1010, Shirley Arakaki; Unit 1101, Haley & Joe McGinley; Unit 1306, Rick Zwern; Unit 2009, Tim Brown; Unit 2105, Lisa Tateishi; Unit 2601, David Yang; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; 3202, Jay Katz; Unit 3206, Connie & Jie Geng; Unit 3909, Pam Chan; Unit 3910, Darold Wong; Unit 4306, Kiyooki Yanase; Unit 4307, Cliff 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 meeting of as January 18, 2022 as presented.

**IV. REPORTS**

**A. Treasurer's Report**

The Board, by general consent, accepted the December 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. Sprinkler Pipe Replacement (27<sup>th</sup> Floor, Stairway #1)**

A **motion** was made by Director Aguda and seconded by Secretary Ishihara-Wong to accept the proposal for the replacement of a four inch main rusted fire sprinkler pipe for the 27<sup>th</sup> floor, stairway #1, from Phoenix Pacific for \$2,409.47. The motion carried unanimously.

**b. Tower Trash Odor Diffuser System**

A **motion** was made by Secretary Ishihara-Wong and seconded by President Funakoshi to accept the proposal for a trash room odor diffuser system from Smell Better Hawaii for \$200 per month including refills. The motion carried unanimously.

**c. High Risk Component Inspection – Smoke Detectors**

GM Baker noted that the maintenance team will be reviewing each unit to review the smoke detectors when they accompany the high risk component plumbing vendor, Paradise Home Inspections, from May 16<sup>th</sup> to June 7, 2022. The Governance Committee will conduct a meeting to discuss the high risk resolution protocols.

d. Roof Beacon Light

This item was deferred.

e. Roof Inspection

This item was deferred.

f. Hawaiian Telcom Contract – Status Update

GM Baker provided an update on the completion of the upgrade and there will be a town hall meeting on February 24, 2022 for all owners interested in asking questions.

C. Budget & Finance Committee (Chair Sharon Gi, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Edison Ting, Rey Aguda, Sarah Mandeville)

No report at this time.

D. Commercial Units Report (Chair Sarah Mandeville)

Chair Mandeville noted that there is a tentative lease on one of the commercial spaces and will announce more at the next meeting.

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

a. House Rules on Pets & Service Animals

Chair Wang provided a recommendation on the updated house rules on pets and service animals, which has been reviewed and edited by legal counsel since the board approval in November 2021.

A **motion** was made by Vice President Wang and seconded by Director Aguda to accept the attorney-edited version of the house rules on pets and service animals. The motion carried unanimously.

F. Master Association Representative (General Manager)

GM Baker provided a verbal report on the Master Association's virtual annual meeting, noting no planned events.

G. Social Committee

No report at this time.

V. OWNERS FORUM

Unit 3202: Jay Katz thanked the Board and Management on the Building of the Year designation.

Unit 4306: Kiyooki Yanase noted that a neighboring unit has been making noise on a daily basis with lots of noise. She has contacted HPD for a follow up and no changes have occurred. She requests the association step in to handle the situation.

The Board, by general consent, authorized legal action on an excessive noise violation.

Unit 1010: Shirley Arakaki noted that a leak occurred and requests a leak protocol.

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 49.682225% in favor with 6.24431% opposed of the required 67% needed for approval before March 4, 2022. The Board will be pursuing other options in order to sell the unit.

B. RFA 02-2021: Budget Reconciliation

Mr. Shaw requested that an evaluation of all large components be conducted.

C. COVID Vaccination Requirements

This item was deferred.

VII. NEW BUSINESS

A. Owner Correspondence

None.

B. RFA 01-2022: Request for Purchase of a Peleton Bike for the Tower Fitness Center

This request was denied for lack of a motion. This item was deferred to a later date when any fitness center upgrade will be considered.

C. Fire Incident – Smoke Detector

GM Baker provided an overview of the recent incident.

D. Unit 605: Insurance Deductible Charged to Unit

The Board, by general consent noted that the charges for unit 605 will remain in place.

E. Pex Issues

The Board is aware and investigating the pex issues.

VIII. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the president or on **Tuesday, March 15, 2022** at 6 PM Onsite, Tower Club Room and Recreation Deck or via zoom videoconferencing.

IX. 2022 MEETING SCHEDULE *(Tower, Club Room or via videoconference, 6 PM)*

March 15, April 26, 2022 at 6 PM. *(Annual Meeting)*

X. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 7:31 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.