

**AOUO THE COLLECTION
BOARD OF DIRECTORS' MEETING
FEBRUARY 28, 2019
MINUTES**

I. CALL TO ORDER

President Wang called the regular Board of Directors meeting for AOUO The Collection to order at 6 PM in the onsite conference room. Recording Secretary for this meeting was Debi Balmilero, Management Executive for Hawaiiana Management Company, Ltd.

II. ATTENDANCE

Board Members: President Wei-Kung Wang; Vice President Debbie Ishihara-Wong; Secretary Joseph Krahulik; Treasurer Rodney Funakoshi; Directors Taylor Nguyen (*via teleconference*), Ryan Kamo, and Henry Lew (*via videoconference*)

Excused: Director Tyler Street

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiana Management Company, Ltd.; Al Guzman, General Manager, Desmond Oliveira, Executive Assistant, The Collection

Guests: Unit 503, Francis Calleon; Unit 909, Erin Oda; Unit 1010, Shirley Arakaki; Unit 1102, Kevin Kwan; Unit 1203, Ratcliff Lee; Unit 1310, Kathy Davey; Unit 2302, Russell Ryan; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; Unit 3006; Roy Howard; Unit 3910, Darold Wong; Unit 4103, Carol Ing; Unit 4202, Paul Allen & Darrell Chun (*Note: Guests were present only during Regular Session*)

III. MINUTES

A **motion** was made by Secretary Krahulik and seconded by President Wang to approve the January 24, 2019 board meeting minutes as presented. The motion carried unanimously.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the January 2019 financial statements, subject to audit.

B. General Manager

The written report from the General Manager was reviewed and is on file with the managing agent and in the onsite office. GM Guzman provided information on the following items:

a. Security for Guest & Resident Verification

GM Guzman provided information for security for residents and guests. He has provided proposals for the Board's review.

b. Lofts Club Room AC Troubleshooting

GM Guzman noted that the Lofts Club Room AC units need to be repaired since leaks were noted. He will proceed with the proposal from Pristine Air for \$600 to repair the refrigerant of these AC units.

c. Lofts Ground Floor Corridor Lighting

GM Guzman noted that he has been reviewing the possibility to make changes to the ground floor lighting and noted that the costs were too prohibitive to make any recommendations at this time.

- C. Budget & Finance Committee (Chair Rodney Funakoshi, Members Joe Kraulik, Taylor Nguyen, Roy Howard, Russell Ryan, Debbie Ishihara-Wong, Wei-Kung Wang)

Chair Funakoshi provided information on the most recent committee meeting and will have more details after the next meeting on March 19, 2019.

- D. Building, Grounds & Design Review Committee (Chair Ryan Kamo, Members Carol Zuendorfer, Bryan Ho, Cherie Dang, Rick Stack)

- a. Solar Photovoltaic System

Chair Kamo noted that the RFP or solar proposals has been revised and proposals are scheduled to be returned by March 1, 2019.

- E. Commercial Report

No report.

- F. Governance Committee (Chair Carleton Ching, Members Wei-Kung Wang, Kevin Kwan, Kathy Davey, and Karin Lim)

- a. RFA 41-2018: Request for Document Amendment (To delete Article 5 of Amendment #1/Reinstate Article 21)

President Wang noted that the Governance Committee recommends that the Board decline the request for a document amendment removing Article 5 of the amended, restated Declaration, Article 21 for the developer to repurchase any unit. He cited costs and reasonableness for the recommendation to not move forward with the amendment.

A **motion** was made by Treasurer Funakoshi and seconded by Secretary Kraulik to deny the request for approval to amend the governing documents as requested. There were five votes in favor with Directors Kamo and Nguyen abstaining. The motion carried.

- G. Social Activities Committee (Chair Rodney Funakoshi, Rey Aguda, Alexias Schmidt, Amanda Wolf)

Chair Funakoshi noted that an Easter event is planned for Saturday, April 13, 2019 from 10 AM-12 PM at the Salt Bar, with Executive Assistant Desmond Olivier as the lead on this project.

V. OWNERS FORUM

Unit 2803: Steve Shaw requested information regarding the language citing the term residential specialists versus security guards. He notes that guards have specific duties and responsibilities. He also requested information on the standard operating procedures regarding the guard duties and restraints that they may use.

Unit 503: Frances Calleon noted that garage safety needs to be addressed. Specifically, the speed that most cars go through the garage. He requests information on how often this is addressed and to conduct random monitoring with fines.

Unit 3910: Debbie Wong noted that two to three cars are driving fast and in the middle of the lanes. It may be the newer people moving in. She suggested that reminders to slow down are needed.

Unit 909: Erin Oda noted that people typically will continue to speed unless a speed bump or have lines separating the lanes would be effective.

Unit 1102: Kevin Kwan noted that the exit/entrance is a dangerous spot with no real solution. He noted that the complaints being called in. He requested that there is follow up on the complaints so that people get reminders.

Unit 2806: Sandra Furuike requested information on the standard operating procedures when complaints are received.

Unit 1310: Kathy Davey requested information on who receives the newsletters.

VI. 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 55.656155% in favor and 7.17201% opposed.

b. Short Term Rental Violation Fines

ME Balmilero provided an update on the status of the current written consent for the short term rental violation fines with 38.527186% in favor and 1.392449% opposed.

A **motion** was made by Vice President Wong and seconded by Director Kamo to ratify the letter that was sent out regarding the short term rental violation fines. The motion carried unanimously.

c. Managing Agent Contract Written Consent Letter

A **motion** was made by Director Kamo and seconded by Vice President Wong to approve the draft letter for written consent to change the bylaws regarding the approval of a managing agent contract. There six votes in favor with Director Nguyen opposed. The motion carried.

B. Letter to the Federal Aviation Administration

A **motion** was made by President Wang and seconded by Vice President Wong to ratify the letter sent the Federal Aviation Administration. The motion carried unanimously.

VII. NEW BUSINESS

A. Board Member Resignation

The Board notes with regret that Director Chang has resigned from the Board of Directors and thanked him for his service and contributions to The Collection community.

B. Board Member Vacancy

A **motion** was made by Joe and Rodney to withhold filling the vacancy and wait for the annual meeting. There were five votes in favor with President Wang and Director Lew abstaining. The motion carried.

C. Managing Agent Company Review

President Wang noted that he will be forming a sub-committee to conduct interviews of new managing agents. It was recommended that the committee interview Hawaiiana Management, Hawaiian Properties, and Associa within the next two weeks so that the Board can make a recommendation at the next board meeting.

D. Request to Amend the RFA Procedure

Mr. Shaw, Unit 2803, clarified his "Request for Action" on Language and Publishing of an identified person. This would be to include in all further RFAs a statement that anyone submitting an RFA must not note an owner directly unless that owner has the ability to respond to the notice before any RFA is published on the website.

This item was referred to the Governance Committee.

VIII. EXECUTIVE SESSION

President Wang adjourned the regular session into executive session for legal matters at 7:37 PM and resumed the regular session at 8:23 PM. The following items were determined:

A. Legal Matters

The Board, by general consent ratified the actions of the Board President to engage legal counsel as needed since the last board meeting.

IX. UNFINISHED BUSINESS (cont.)

C. Security Guard Proposals

The Board, by unanimous general consent, deferred the security guard proposals to the governance committee for review and recommendation.

X. NEXT MEETING

The next regular Board of Directors meeting of AOUE The Collection will be at the call of the Board President or on **Thursday, March 28, 2019 at 6 PM, Onsite Tower Club Room.**

XI. 2019 MEETING SCHEDULE (Tower, Club Room, 6 PM)

April 25, 2019 (Annual Meeting 6 PM, Salt Barn)

XII. ADJOURNMENT

There being no objection, President Wang adjourned the Regular Board of Directors' meeting at 8:23 PM.

Approved By:

Recording Secretary:

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

NOI/RESALE PURCHASES