

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 18, 2022**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 5:01 PM via videoconference.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang (*Arrived at 5:03 PM*), Treasurer Sharon Gi, Secretary Debra Ishihara-Wong; Directors Kathryn Egan, Sarah Mandeville, Rey Aguda (*Arrived at 5:08PM*), and Edison Ting

Excused: Director Henry Lew

Absent: None.

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

Guests: Unit 308, John McGowan; Unit 405, Lynette Fujimori; Unit 1010, Shirley Arakaki; Unit 1203, Ratcliff Lee; Unit 2009, Tim Brown; Unit 2806, Sandy Furuike; Unit 2910, Gwen Young; Unit 3909, Pam Chan; Unit 4307, Cliff Ishigaki;

(Note: Guests were present only during Regular Session)

III. EXECUTIVE SESSION

The Board, by unanimous consent, adjourned and reconvened into Executive Session at 5:01 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 and reconvened into Regular Session at 6:12 PM.

IV. MINUTES

There being no corrections, the Board by unanimous consent, approved the minutes for the meeting of as November 23, 2021, and January 12, 2022 as presented.

V. REPORTS

A. Treasurer's Report

The Board, by general consent, accepted the November 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. Trash Chute Cleaning

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Aguda to accept the proposal from GOC Technology for a one - year trash chute cleaning contract for the tower for \$3,061.78 and the midrise for \$1,319.37. The motion carried unanimously.

Treasurer Gi departed at 6:20 PM and returned at 6:22 PM

b. Tower Trash Chute Diffuser

The matter was deferred.

c. Roof Beacon

This matter was deferred.

d. Camera Replacement

A **motion** was made by Treasurer Gi and seconded by Vice President Wang to replace three cameras for the pool deck, fire lane areas from Technologies Group for \$6,639.34. The motion carried unanimously.

e. Window Cleaning

A **motion** was made by Director Aguda and seconded by Director Egan to accept the proposal from World Wide Window Cleaning for the Tower for three times per year at \$19,221, the Midrise Lofts for \$1,124, and the Commercial for \$424 per service. The motion carried unanimously.

f. Garage Improvements

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Aguda to accept the proposal from GP Roadway Solutions for the purchase of speed bump for the tower main entrance and convex mirrors as identified for \$1,307.12. The motion carried unanimously.

g. Garage Signage Improvement

A **motion** was made by Secretary Ishihara-Wong and seconded by Treasurer Gi to accept the proposal from Honolulu Signs for the installation of various replacement signs for \$1,331.94. The motion carried unanimously.

h. Emergency Generator

A **motion** was made by Director Egan and seconded by Director Aguda to accept the proposal from Gen Power Systems for the annual servicing of the generator and power systems for \$2,650.52 provided a better cost will be solicited for a multi-year contract. The motion carried unanimously.

i. Roof Inspection

This item was deferred.

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 provided a verbal update for the Board.

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

a. House Rules on Pets & Service Animals

Chair Wang noted that the committee did not meet but the committee will be reviewing the attorney recommendations and provide their comments at the next board meeting.

F. Master Association Representative (General Manager)

GM Baker provided a verbal report on the Master Association's plan and he will be attending their annual meeting via video conference on January 20, 2022 at 9:30 AM.

G. Social Committee

No report at this time.

VI. OWNERS FORUM

Unit 3910: Ms. Ishihara-Wong noted that residents are not abiding the parking garage policies by driving in the middle of the lanes, ignoring the Residential Specialist staff. She requests

the Governance Committee review the current conditions and make a recommendation for changes that will be effective.

Unit 3909: Ms. Pam Chan noted that the garage issues may be resolved with consequences.

Unit 1010: Ms. Shirley Arakaki noted that the common area around the corner commercial property is overgrown and looks unkempt and request something be done about the appearance of the area. She also recommended speed bumps be added to the parking garage.

Unit 405: Ms. Lynette Fujimori provided comments on the new Hawaiian Tel contract for cable and internet services. She noted that landlines were supposed to be free of charge, but she was charged.

Unit M304: Mr. Rey Aguda noted that residents are entering from the parking gate on the Midrise parking access instead of the resident entry door.

Unit 2910: Ms. Gwen Young requested that the results of the new speed bump and mirrors be evaluated to determine best practices for the future.

VII. 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 5, 2022. Reminders will continue to be sent.

B. RFA 01-2021: Budget Reconciliation

This item was deferred.

C. COVID Vaccination Requirements

This item was deferred.

VIII. NEW BUSINESS

A. Owner Correspondence

None.

B. Managing Agent Contract

A **motion** was made by Secretary Ishihara-Wong and seconded by Vice President Wang to accept the proposal from Associa Hawaii for the managing agent contract to begin services on May 1, 2022. There were six votes in favor with President Funakoshi and Director Aguda opposed. The motion carried.

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, February 15, 2022** at 6 PM Onsite, Tower Club Room and Recreation Deck or via zoom videoconferencing.

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

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

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 7:38 PM.

Approved By:

Recording Secretary:

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