

**AOUO THE COLLECTION  
BOARD OF DIRECTORS' MEETING  
JANUARY 24, 2019  
MINUTES**

**I. CALL TO ORDER**

President Wang called the regular Board of Directors meeting for AOUO The Collection to order at 6:01 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 Carleton Ching, Taylor Nguyen (*arrived at 6:05 PM*); Ryan Kamo, Tyler Street, and Henry Lew (*via videoconference*)

Excused: None.

By Invitation: Debi Balmilero, CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup>, 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 1102, Kevin Kwan; Unit 1203, Ratcliff Lee; Unit 1310, Kathy Davey; Unit 1807, Myungok Lee; Unit 2007, Randy Nagaishi; Unit 2208, Peter Wood; Unit 2302, Russell Ryan; Unit 2401, Kwang Chon; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; Unit 3306, Hiroko McCamey; Unit 3910, Darold Wong; Unit 4103, Carol Ing; Unit 4110, Ella Raney; Unit 4209, Sophia Chon; (*Note: Guests were present only during Regular Session*)

**III. MINUTES**

A **motion** was made by Secretary Krahulik and seconded by Treasurer Funakoshi to approve the November 29 & December 12, 2018 board meeting minutes as presented. The motion carried unanimously.

**IV. REPORTS**

**A. Treasurer's Report**

*Director Nguyen arrived at 6:05 PM*

The Board, by unanimous consent, accepted the November and December 2018 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. RFA 2-2019: Water Booster Pump VFD Replacement**

A **motion** was made by Director Kamo and seconded by Secretary Krahulik to approve RFA 2-2019 for the replacement of Water Booster Pump Variable Frequency Drive for the Tower from The Gellert Company for \$4,483.00 plus tax. The motion carried unanimously.

**b. Elevator Fobs**

GM Guzman noted that the request for the installation of reprogrammed elevators and fobs and received a ballpark quote of \$300,000 - \$500,000. The developer, when contacted noted

that the idea of reprogrammed fob system would have been \$200,000 and was deemed too restrictive for the building design.

A **motion** was made by Treasurer Funakoshi and Director Kamo to defer this RFA due to cost factors and security concerns that will be addressed by the General Manager. The motion carried unanimously.

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

Chair Funakoshi provided information on investment companies to move the reserve funds into higher yielding savings accounts. His committee will be meeting on February 19, 2019 to determine their recommendation for investment advisors.

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

Chair Kamo noted that a joint meeting was held with the Budget & Finance Committee for photovoltaic panels and solar which was opened for comments that were incorporated into the specs. He noted that the revisions will be circulated to the respective committees to review so that proposals can be solicited for the Board's review. He also noted that the commercial units have submitted applications that are under review.

E. Commercial Report

Commercial Representative Tyler Street provided a written report for the Board's review and filing. He noted on the status on the pending opening of the various commercial units.

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

No Report.

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

Chair Funakoshi noted that the Christmas Party was well attended. He noted that 2019 will have the assistance of the building's executive assistant in planning the activities for the year.

V. OWNERS FORUM

Unit 2302: Russell Ryan commented on the recent increase of Directors & Officers insurance premiums and increased deductible which is a large risk to all owners for prohibitive expenses along with borrowing funds for refinancing and requested an explanation as to why the expenses were increased.

Unit 2803: Steve Shaw noted an air bnb issue with a unit in the building and requests that the issue be addressed. He noted that the fine structure is not sufficient to address the matter and requests that a temporary restraining order and an injunction for fees on the matter.

Unit 1310: Kathy Davey noted that the City and County is working to address the air bnb concerns.

Unit 1102: Kevin Kwan noted that the Jacuzzi has been shut down lately and requested information on when it will be open again.

Unit 3910: Darold Wong noted that his unit's kitchen sink was leaking and fixed by Commercial Plumbing at no charge since they were the installers of a system that is prone to leaking. He requests that this information be disseminated to all residents. RM Guzman noted that the installers, Commercial Plumbing is working with the manufacturer, Grohe who will work to find a remedy for the situation.

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 54.527186% in favor and 6.574117% opposed.

b. Fine Schedule for Short Term Rental Violations - Draft Letter

Deferred for further review.

VII. NEW BUSINESS

A. RFA 41-2018 Request for Document Amendment

Deferred to the Governance committee for review and recommendation.

B. RFA 42-2018: Budget & Finance Committee Member Makeup

A **motion** was made by Director Nguyen to have five or seven members of the committee with more owner involvement as a readjusted makeup of the Budget & Finance Committee. The motion failed for lack of a second.

C. RFA 1-2019: Association Rule 11.7

A **motion** was made by Director Kamo and second Vice President Ishihara-Wong to approve the modified language to Association Rule 11.7 for reservations in the clubroom and cabanas that will restrict the reservation requests to a maximum of five in a sixty-day time period with the existing reservations grandfathered in. The motion carried unanimously.

D. Annual Meeting Location

The Board, by unanimous consent authorized the reservation of the Salt Barn for the 2019 Annual Meeting on April 25, 2019 at 6 PM.

E. Updated 2019 Midrise Budget

A **motion** was made by Secretary Krahulik and seconded by Treasurer Funakoshi to approve the revised 2019 Midrise Budget effective March 2019 with an increase to 22%. There were six votes in favor with Director Nguyen opposed. The motion carried.

F. Fire Alarms

GM Guzman reported on the recent fire in a unit oven that was resolved successfully. He also noted that units have opened their unit interior doors to vent any cooking smoke that sets off the fire alarm. He will be notifying residents to vent out their exterior lanais or windows and not into the hallway.

G. By-law Amendment Written Consent – Approval of Managing Agent Contract

Deferred.

VIII. EXECUTIVE SESSION

President Wang adjourned the regular session into executive session for legal and personnel matters at 8:35 PM and resumed the regular session at 9:15 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.

B. Personnel Matters

The Board, by general consent, reviewed the personnel evaluations and approved 2019 salary increase for the general manager.

IX. NEXT MEETING

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

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

March 28, April 25, 2019 (*Annual Meeting 6 PM, Salt Barn*)

XI. ADJOURNMENT

There being no objection, President Wang adjourned the Regular Board of Directors' meeting at 9:15 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.