

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
JANUARY 26, 2021**

**I. CALL TO ORDER**

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:03 PM via videoconference.

**II. ATTENDANCE**

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong; Treasurer Joseph Kraulik, Directors Henry Lew, and Edison Ting

Excused: None.

Absent: Director Taylor Nguyen and Tyler Street

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

Guests: Unit 802, Kit Ng; Unit 909, Erin Oda; Unit 1207, Casey Say; Unit 1708, Amanda Schwarzwald; Unit 1203, Radcliff Lee; Unit 1606, Suzanne Lee; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; Unit 3910, Darold Wong; Unit 4301, Demir Abdurrasid; and 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 meetings of as November 19, 2020 as distributed.

**IV. REPORTS**

**A. Treasurer's Report**

The Board, by unanimous consent, accepted the November and December 2020 financial statements, subject to audit.

A **motion** was made Treasurer Kraulik and seconded by Vice President Wang to ratify the Association owned-Unit 401 loan rate reduction from Bank of Hawaii from 3.25% to 2.6%. The motion carried unanimously.

**B. General Manager**

The written report from the Management Office has been provided and is on file with the management office.

**a. Deck Planter Review/Investigation**

GM Baker noted that he will be reviewing the planters on the Recreation Deck and advising the Board on the viability of the planters.

**b. Tower Entry Signage Improvements**

A **motion** was made by Director Lew and seconded by Director Ting to accept the General Manager's recommendation to install a visual alert sign as recommended from Traffic Safety Warehouse for \$2,014.49, shipping included and installation from American Electric for \$2,971.00, tax included. The motion carried unanimously.

**c. Fire Alarm System**

GM Baker is reviewing additional vendors to determine if they have better follow up and service for the needs of the building. He will report back to the Board on his findings.

C. Budget & Finance Committee (Chair Joe Krahulik, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Kevin Kwan, Edison Ting, Tyler Street, Taylor Nguyen)

No report at this time.

D. Commercial Units Report (Chair Tyler Street)

No report at this time.

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

No report at this time.

F. Master Association Representative (Joseph Krahulik)

Representative Krahulik noted that the Master Association will be holding their Annual Meeting at the end of the month.

G. Social Committee

President Funakoshi thanked the staff for disseminating the holiday treats. He noted there are continuing restrictions due to the pandemic.

V. OWNERS FORUM

Unit 2803: Steve Shaw noted that the midrise maintenance fees did not increase but that there was a reserve assessment instead. He also noted that there is much interest regarding an animal incident.

Unit 1207: Casey Say requested the status of the PV project.

VI. UNFINISHED BUSINESS

A. Unit 401, Parking Stalls, Storage Rooms – Separation – Written Consent

President Funakoshi noted that work is being completed on a written consent that will be sent out to all owners to separate Unit 401 from the extra parking stalls and storage rooms. He noted that the Bylaw amendment will require approval of 67% of this separation. The written consent will be sent out once review is completed by legal counsel.

VII. NEW BUSINESS

A. Owner Correspondence

a. RFA 04-2020: Request to Remove Owners' Name & Unit Number from Minutes and Agenda

This item was deferred to the Governance Committee and Association Attorney.

b. Incident Involving Onsite Animals

The pet owner requests the Board reconsider the removal of their pet.

A **motion** was made by Director Lew and seconded by Treasurer Krahulik to muzzle the dog and have the dog retrained and be under observation while the Board deliberates on this matter in the next month with the Association's attorney. There were three votes in favor with Vice President Wang, Secretary Ishihara- Wong and Director Ting opposed. The motion failed.

A **motion** was made by Treasurer Krahulik and seconded by President Funakoshi to continue to keep the dog muzzled and to have the owner sign an indemnification from the Association's attorney, paid for by the dog's owner to protect the residents and owners of the Association. There were three votes in favor with Vice President Wang, Secretary Ishihara- Wong and Director Ting opposed. The motion failed.

This matter was deferred to the next meeting.

B. 2021 Annual Meeting Procedures

President Funakoshi made note that due to the pandemic, there may be modified meeting requirements for this year's annual meeting. He requested that any owner interested submit their interest to be sent out to all owners. Further discussion will be conducted with staff and legal counsel.

VIII. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 7:50 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. The following items were determined:

A. Legal Matters

a. Delinquency Report

ME Balmilero provided a report on the current delinquencies.

IX. NEXT MEETING

The next regular Board of Directors meeting of AOUO The Collection will be at the call of the president or on **Tuesday, February 23, 2021** at 6 PM via video conference.

X. 2021 MEETING SCHEDULE *(Tower, Club Room, 6 PM)*

February 23, 2021, March 18, 2021, April 26, 2021 at 6 PM. (Annual Meeting)

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:34 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.