

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
JULY 20, 2022 AT 6:00 PM  
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:04 p.m. via videoconference.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong, Treasurer Sharon Gi and Directors Henry Lew (departed at 6:30 p.m.) & Sarah Mandeville

Excused: Directors Kathryn Egan & Edison Ting

By Invitation: Michele Alueta, Community Manager, Associa Hawaii  
Mike Baker, General Manager and Desmond Oliveira, Office Manager, The Collection

Guests: Unit 3306, Hiroko McCamey; Unit 1504, Cheri Tillotson; Unit 2910, Gwen Young; Unit 0805, Daniel Yokoo; Unit 3909, Pamela Chan; Unit 4307, Cliff Ishigaki; Unit 2006, Wendie Newman; Unit 2601 David Yang; Unit 1410, Sang Don Chung; Unit 2702, John Cheung; Unit 2408, Sally Kam; Unit 2710, Han Kwik; Unit 1009, Deborah Kuhls; Unit 1708, Amanda Schwarzwaldler, Unit 2009, Tim Brown; Unit 1010, Shirley Arakaki; Unit 4306, Kiyooki Yanase; Unit 3008, Marcel Wong;

III. MINUTES

There being no corrections, the minutes of the June 8, 2022 Regular Board Meeting was approved as distributed by unanimous consent. The minutes of the June 20, 2022 Special Association Meeting & July 13, 2022 Reconvened Special Association Meeting were approved, as corrected, by unanimous consent.

IV. REPORTS

A. Treasurer's Report

The April 2022 & May 2022 Financial Reports were deferred until the next Board Meeting.

B. General Manager

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

1. High Risk Component Inspection – Smoke Detectors

GM Baker reported that they continue to work with owners to satisfy the deficiencies noted in the High-Risk Inspection Report. Currently, there are 17 Tower units and 4 Mid Rise units with deficiencies.

2. Crown Lighting Repair

Treasurer Gi moved to approve the proposal from Graybar to replace the crown lighting fixture for \$1,660, tax included, \$1,200 for Worldwide Window Cleaning to set up the rigging, and American Electric to supervise the installation for \$164 per hour. Seconded by VP Wang, the motion carried unanimously.

3. Additional Construction Defects

GM Baker reported the 7 below repair items and requested approval to forward to Attorney Ken Kasdan of Kasdan, Turner, Thomson, Booth LLP for review.

- South Street Driveways – Puddling still an issue.
- 7<sup>th</sup> Floor Garage Puddling – Drains are too small and there is no gravity for rainwater to reach drains.
- No Railing at the perimeters of the midrise equipment roof – Safety Concern.
- No Trash Room Exhaust Ventilation System.
- Rainwater has penetrated several electrical and CCTV conduits which we have had to have re-routed or wired.
- Several owners have complained of tile buckling in apartments.
- 6<sup>th</sup> floor Drains run off into commercial garage on ground floor.

Treasurer Gi made a motion to forward the 7 additional construction repair items to Attorney Ken Kasdan to include in the claim. The motion was seconded by VP Wang.

After discussion, the motion was amended to state that the Board approved to refer repair issues to Attorney Kasdan to investigate as construction defects. The motion carried by unanimous consent.

4. Hawaiian Telcom Contract

Secretary Ishihara-Wong moved to approve the 3-year agreement with Hawaiian Telcom for the office phone service for a cost of \$370.56 per month. Seconded by Treasurer Gi, the motion passed by unanimous consent.

C. Community Manager's Report

CM Alueta presented the 2022 Reserve Study & Budget Meeting schedule and timeline to the Board.

President Funakoshi announced that the Budget Committee Meetings are open to all owners and asked Mid Rise owners to consider volunteering to join the Board.

D. Budget & Finance Committee (Chair Sharon Gi, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Edison Ting, Sarah Mandeville)  
No Report.

E. Commercial Units Report (Chair Sarah Mandeville)  
No Report.

F. Governance Committee (Chair Wei-Kung Wang, Members: Kevin Kwan, Edison Ting, Darold Wong)  
No Report.

G. Master Association Representative *(General Manager)*

GM Baker reported that Kaiaulu'o Kaka'ako held an Open Market Event on June 25, 2022. The next event will be a Bark in the Park event on July 23, 2022 from 2 to 6 p.m. at the Kaloko'eli Courtyard.

H. Social Committee

President Funakoshi reported that the Committee will continue to refrain from holding recreational gatherings to avoid the community spread of Covid.

V. OWNERS FORUM

Unit #2408: Sally Kam – Asked about the outcome of last week's Special Association Meeting. President Funakoshi reported that more than 67% of the owners voted to commence filing a claim or lawsuit against the Developer and contractor for the construction defects.

Unit # 2910: Gwen Young – Asked GM Baker if the wear and tear of the grouting by the pool is normal or if it would be considered a defect. GM Baker will inspect the area.

Unit #1010: Shirley Arakaki – Requested monthly bulk trash collection. GM Baker and Office Manager Oliveira reported that the area is not zoned for bulky item pick up and that hiring a private contractor to pick up the bulk trash would be very costly.

VI. UNFINISHED BUSINESS

A. Unit 401 – Conversion of Parking/Storage to Common Element

There is no update at this time.

VII. NEW BUSINESS

A. Resolution: VP Wang moved to adopt the below Resolution. Seconded by Treasurer Gi, the motion carried by majority consent.

Motion: In accordance with and pursuant to the Resolution adopted by more than 67% of the common ownership interest at the Special Meeting of the Association held on July 13, 2022, I would like to move that Kasdan Turner Thomson Booth LLC, hereinafter referred to as the, "Kasdan firm", be authorized and directed to commence and prosecute proceedings on behalf of the Association against the Developer and/or any other parties as determined by the Kasdan firm, asserting claims and causes of action seeking recovery of damages, appropriate legal and/or equitable relief, and the recovery of attorneys' fees and costs arising from and/or related to alleged construction defects present at the Project. Such "proceedings" shall include, but not be limited to lawsuits, arbitration, mediation and/or alternative dispute resolution proceedings.

Approved: President Funakoshi, VP Wang, Secretary Ishihara-Wong & Treasurer Gi.

Abstained: Director Mandeville.

Opposed: None.

- B. Owner Correspondence – Unit 1410: Owner Sang Don Chung appealed the water damage claim assessment against his unit since the leak was likely caused by a defective PEX pipe. By unanimous consent, the Board approved to proceed with charging the \$8,043.73 assessment to his account for the water claim. Mr. Chung agreed to submit a check to Office Manager Oliveira.

VIII. EXECUTIVE SESSION

None.

IX. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be on Wednesday, August 10, 2022 at 6:00 p.m. (via Zoom).

X. ADJOURNMENT

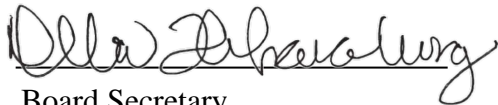
There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 6:49 PM.

Submitted by:



Michele Alueta,  
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on August 10, 2022.



Board Secretary