

AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
JULY 28, 2020

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 (*arrived at 6:20 PM*), Treasurer Joseph Krahulik, and Directors Tyler Street, Henry Lew and Taylor Nguyen (*arrived at 6:18 PM*)

Excused: Director Edison Ting, and Kevin Kwan

Absent: None.

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

Guests: Unit 405, Lynette Fujimori; Unit 1203, Ratcliff Lee; Unit 2108, Alex Tedla; Unit 2609, Lauren Lee; Unit 2702, John & Jenny Cheung; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; Unit 3910, Darold Wong; and Unit 4202, Paul Allen;

(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 June 23, and July 1, 2020 as distributed.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the June 2020 financial statements, subject to audit.

Unit Owner 2803, Steve Shaw noted that the Board is not legal with board members exceeding their term limit. It was noted that board members serve until the next annual meeting.

Director Taylor Nguyen arrived at 6:18 PM

Secretary Ishihara-Wong arrived at 6:20 PM

B. General Manager

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

a. Window Seal Inspection

GM Baker presented a proposal for a drone inspection for a window seal inspection to determine the need for the upcoming budgeted figure for window seals. Further clarification and proposals from an engineer or contractor will be obtained to provide the Board with details on the need and procedures to repair seals in the next year.

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*)

Chair Krahulik noted that the next committee meeting will be by Monday, August 10, 2020 at 4 PM via Zoom or teleconference. All owners are welcome to attend.

a. Designation of Tower Painting Expenses

A **motion** was made by Treasurer Krahulik and seconded by President Funakoshi to accept legal counsel's recommendation to allocate the exterior painting charges to the Tower instead

of the Common. There were five votes in favor with Secretary Ishihara-Wong opposed and Director Lew abstaining. The motion carried.

Director Lew departed at 7:15 PM and returned at 7:28 PM

b. Housekeeping, Security, Maintenance Charges – Midrise

A **motion** as made by Treasurer Kraulik and seconded by Secretary Ishihara-Wong to adjust the charges to reflect actual time spent for housekeeping, security and maintenance for year 2020. The funds will be reallocated based on time sheets submitted for documentation. The motion carried unanimously.

c. Common Loan Balloon Payment: Remove from Reserve Project to the Cash flow page

A **motion** was made by Treasurer Kraulik and seconded by President Funakoshi to move the common loan balloon payment from the reserve project to the cash flow page. There were six votes in favor with Secretary Ishihara-Wong opposing. The motion carried.

d. Investments

Chair Kraulik noted that he is watching the current investments to get the best rates available.

D. Building, Grounds & Design Review Committee (*Chair Kevin Kwan, Members: Rodney Funakoshi, Wei-Kung Wang, Byron Ho, Cherie Dang, Neal Fujimori, Darold Wong*)

a. Tower Solar Photovoltaic (PV) System (*PV Chair Funakoshi*)

Chair Funakoshi noted that the special Board meeting held on Wednesday, July 1, 2020 will be held again via videoconference on Thursday, August 13, 2020 at 5 PM.

b. RFA 32-2019: Signage Throughout Building/Garage, Walkway from Visitor Parking

This item was deferred.

E. Commercial Units Report (*Chair Tyler Street*)

Chair Street noted that Blue Tree Commercial unit has been sold by Alexander and Baldwin.

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

No report at this time.

G. Master Association Representative (*Joseph Kraulik*)

Chair Kraulik noted the attorney has provided details on what the Master Association should reimburse The Collection.

A **motion** was made by Treasurer Kraulik and seconded by Director Nguyen to continue to proceed to obtain a reimbursement or resolution from the Master Association. The motion carried unanimously.

H. Social Committee

No report at this time.

V. OWNERS FORUM

None.

VI. UNFINISHED BUSINESS

A. None.

VII. NEW BUSINESS

A. Account 2722-440: Hearing on Insurance Deductible

This item was deferred to executive session.

B. Account 2722-114: Appeal to Violation Warnings/Fine

This item was deferred to executive session.

C. Commercial Units: HO-6 Equivalent

The Board, by general consent, request that and an estimate be obtained to create a special resolution indicating the limits for liability and to cover the association deductible and improvements.

D. Board Member Resignation

The Board noted with regret, the resignation of Director Kwan from the The Collection Board of Directors. The Board appreciates and thanks him for all the hard work, dedication and diligence he has contributed to the community.

VIII. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 8:42 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. Personnel Matters

The Board, by general consent, authorized the recommendation as presented by GM Baker, provided the total budget increase is adhered to.

B. Legal Matters

a. Account 2722-114: Appeal to Violation Warnings/Fine

The Board, by general consent, denied the request to waive the violation warnings and fines.

b. Account 2722-440: Hearing on Insurance Deductible

The Board, by general consent, hearing no appeal on the insurance deductible, authorized the deductible be charged on account 2722-440.

c. Delinquency Report

ME Balmilero provided a report on the current delinquencies.

d. RFA 21-2019: Behavior Unbecoming of a Board Director

This item was deferred.

Director Street departed at 9:45 PM

C. Personnel Matters

The Board, by general consent, determined to provide personnel increases as recommended.

The Board, by general consent, determined to provide a bonus as recommended when bonuses are provided to the staff.

IX. NEXT MEETING

A special Board of Directors meeting of AOUO The Collection will be on **Thursday, August 13, 2020 at 5 PM, via video conference** and a regular Board of Directors meeting will be held on Tuesday, August 25, 2020 at 6 PM via video conference.

X. 2020 MEETING SCHEDULE *(Tower, Club Room, 6 PM)*

September 22, October 27, 2020 at 6 PM.

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 10:14 PM.

Approved By:

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

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