

AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
JUNE 29, 2021

I. CALL TO ORDER

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

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong; Treasurer Joseph Krahulik, and Directors Henry Lew, Tyler Street (arrived at 6:12 PM), Edison Ting, and Rey Aguda

Excused: None.

Absent: None.

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

Guests: Unit M212, Betty Gamundoy; Unit 503, Francis Calleon; Unit 909, Erin Oda; Unit 1010, Shirley Arakaki; Unit 1201, Suzanne Ramos; Unit 1401, Haley McGinley; Unit 1203, Ratcliff Lee; Unit 1608, Victor Cha; Unit 2009, Tim Brown; Unit 2404, Priscilla Rodriguez; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; Unit 2702, John & Jennie Cheung; and Unit 3006, Roy Howard

(Note: Guests were present only during Regular Session)

III. MINUTES

There being no corrections, the Board by unanimous consent, approved the minutes for the meeting of as May 25, 2021 as presented.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the May 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. Petra Barrel Replacement

A **motion** was made by Treasurer Krahulik and seconded by Secretary Ishihara-Wong to accept the proposal from Heide & Cook for the replacement of the exterior barrel for condensate overflow the Petra overflow for \$1,473.00 plus tax. The motion carried unanimously.

b. Pool Heater Stock Replacement

Director Street arrived at 6:12 PM

A **motion** was made by Treasurer Krahulik and seconded by Director Ting to accept the proposal from Pacific Aquascapes for the purchase of a replacement pool gas heater for \$4,932.73. The motion carried unanimously.

c. High Risk Component Apartment Inspections

A **motion** was made by Treasurer Krahulik and seconded by Director Aguda to accept the proposal from Heide & Cook for the approval of the high risk component apartment inspection

slated for March 2022 for the Tower and Midrise for \$40 per unit plus tax for a total of \$18,040 plus tax. The motion carried unanimously.

1. High Risk Moisture Leak Detectors

A **motion** was made by Secretary Ishihara-Wong and seconded by Treasurer Krahulik to pursue the project to poll residents for their voluntary installation of moisture leak detectors at their expense with the possibility of a bulk purchase of the devices. The motion carried unanimously.

d. Glazing System Assessment

A **motion** was made by Treasurer Krahulik and seconded by Director Secretary Ishihara-Wong to accept the proposal from CDC Curtain Wall Design Consulting in conjunction with the project glazing contractor, Kalu Glass and manufacturer, Innomet China to identify present glazing conditions for gasket and seal material failure in the Tower for \$3,120 plus tax. There were seven votes in favor with Director Aguda abstaining. The motion carried.

e. Window Cleaning

A **motion** was made by Treasurer Krahulik and seconded by Director Aguda to accept the revision of the window cleaning agreement by World Wide Window Cleaning to ensure equal window cleaning of three times per year for Tower, Midrise and Commercial Entities at \$57,419 or \$18,133 plus tax for the Tower, \$1,060 plus tax for the Midrise, and \$400 plus tax for the Commercial entities. The motion carried unanimously.

f. Fire System Repair – Main Board & Batteries

A **motion** was made by Treasurer Krahulik and seconded by Director Aguda to accept the proposal from Phoenix Pacific for the replacement of batteries and system board booster for the commercial unit #1B for \$1,274.62 and will be billed back to the unit. The motion carried unanimously.

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 Budget & Finance Committee conducted a meeting recently and will be meeting again on Wednesday, July 21, 2021 at 5 PM via videoconference to review the revised draft budgets for the Common, Tower, Midrise and Commercial entities. Notice will be posted about a week before the meeting with documents for owner review.

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)

a. House Rules on Pets & Service Animals

No report at this time.

F. Master Association Representative (General Manager)

No report at this time.

G. Social Committee

No report at this time.

V. OWNERS FORUM

- Unit 3006: Roy Howard noted that in the newsletter and an email regarding COVID and requests that the Board refrain from any remarks regarding public health matters.
- Unit 2803: Steve Shaw noted that the maintenance fees may be increasing for the Tower and wants clarification on the magic numbers on the recommended increases. He requests that the Board authorize a former CPA and attorney review the budget drafts for the upcoming year.
- Unit 2404: Priscilla Rodriguez requested information on the submittal of an RFA. She recommends additional EV parking stalls.
- Unit 503: Francis Calleon requested the status of the PV system. He also notes that he has seen a vehicle waiting in the entryway to the garage anticipating the gate opening to obtain entry into the resident parking area. He also recommends that the staff stay on top of speeders and those driving without lights.

VI. UNFINISHED BUSINESS

A. Cable/Internet Contract – Owner Comments

This item was deferred.

B. 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 48.114878% in favor with 6.086277% opposed of the required 67% needed for approval. Reminders will continue to be sent.

VII. NEW BUSINESS

A. Owner Correspondence

None.

B. Annual Meeting Plans

President Funakoshi noted that the annual meeting, slated for September 21, 2021 in the Tower Club Room and outdoor area.

VIII. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 7:29 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:

ME Balmilero departed at 7:29 PM

A. Managing Agent Contract

The Board reviewed matters relating to the managing agent contract and negotiations.

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, July 27, 2021** at 6 PM via video conference.

X. 2021 MEETING SCHEDULE (Tower, Club Room or via videoconference, 6 PM)

July 27, August 24, and September 21, 2021 at 6 PM. (Annual Meeting)

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:07 PM.

Approved By:

Recording Secretary:

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

NOT FOR REAL ESTATE/RESALE PURCHASES