

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
JUNE 8, 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 6:03 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, Sarah Mandeville, 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 1504, Cheri Tillotson; Unit 3202, Jay Katz; Unit 2202, Michael Bessette; Unit 1201, Suzanne Ramos; Unit 2007, Randy Nagaishi; Unit 3909, Pamela Chan; Unit 1807, Myung Lee; Unit 1306, Rick Zwern; Unit 3910, Darold Wong; Unit 0408, Jennifer Nickel; Unit 2104, Matthew Mech; Unit 1708, Amanda Schwarzwaldler; Unit 1910, Michael Lum; Unit 2910, Gwen Young; Unit 4307, Cliff Ishigaki & Barbara Donlan; Unit 0807, Noelle Yoza; Unit 2601 David Yang; Unit 2009, Tim Brown; Unit 1902, Wesley & Beverly Kitajima; Unit 3601, Lissa Rodrigues; Unit 909, Erin Oda; Unit 2404, Pricilla Rodriguez; Unit 1101, Haley Cash;

III. MINUTES

There being no corrections, the minutes of the May 11, 2022 Regular Board Meeting were approved as distributed by unanimous consent.

IV. REPORTS

A. Treasurer's Report

The January 2022, February 2022 & March 2022 Financial Reports were reviewed & accepted, subject to audit.

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 the inspections were completed on June 7, 2022 and owners were notified of the 30-day requirement to correct the deficiencies. The High-Risk Component Inspection Reports were forwarded to Insurance Agent Sue Savio with Insurance Associates and she will forward to the insurance underwriters.

2. Sprinkler Flood Damage Claim Update

GM Baker reported that the Insurance Adjuster from Sedgwick James completed the Statement of

Loss for the April 5, 2022 flood claim and that the Insurance Carrier Allianz sent a check in the amount of \$263,536.93 representing the claim amount less the \$15,000 deductible. The claim amount included \$126,527.95 for Mitigation, \$109,449.85 for Common Area Repairs and \$42,559.13 for unit repairs. GM Baker will follow up with Insurance Agent Sue Savio to confirm the Insurance Carrier will try to recover the claim amount from Phoenix Pacific.

3. Crown Lighting Repair

GM Baker reported that the 25 ft. section of strip lights are out on the Diamond Head side of the complex. The cost is \$1,600 for the crown lighting fixture and \$1,200 for rigging. He is waiting for proposals from a licensed electrician to install the light strip.

C. Budget & Finance Committee (Chair Sharon Gi, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Edison Ting, Sarah Mandeville)

Chair Gi gave a verbal report reviewing the Financial Reports for the months of January 2022, February 2022 and March 2022. CM Alueta to report to the Board on status of delinquent owners.

D. Commercial Units Report (Chair Sarah Mandeville)

Chair Mandeville provided an update on the new tenant for one of the commercial spaces: My Treehouse Club's Open House on June 3, 2022 went well. They are still waiting for their signage permit.

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

1. House Rule Amendments for Pets and Assistance Animals

Chair Wang reported that the House Rule Amendments regarding pets and assistance animals were mailed to owners for review and feedback.

Unit #3202: Jay Katz – Expressed concerns about some residents taking advantage of the assistance animal policy by allowing the animal to go throughout the building and common areas and also about the lack of training of these animals.

Unit #3601: Lissa Rodrigues asked why insurance is now required for pets and about keeping track of the Microchip number. Office Manager Oliveira responded that the additional pet insurance is intended for tenants with pets and that he will be keeping track of the Microchip number.

Unit #1101: Joe McGinley - Asked why is the weight limit needed if the owners have liability insurance? He also would prefer a "global" policy and address the issues once rather than making changes one at a time.

Unit #1110: Kathy Egan – Clarified the grandfather clause regarding the weight limit. It applies to owners who currently have a larger dog or had a larger dog that passed away. The intent is if the current owners have a registered dog over the weight limit, then the weight restriction does not apply to that owner.

Unit #1201: Suzanne Kariya- Ramos - Agreed with Joe about making changes globally rather than one at a time. She also asked for an update on the question asked of the Humane Society regarding large dogs and concerned about the grandfather clause not including owners who currently do not own a large dog.

Unit #4307: Cliff Ishigaki - Agreed with Kathy Egan. He would like to remove weight restriction.

Unit #2910: Gwen Young - Comfortable with current house rule amendment proposal.

Unit #2404: Priscilla Rodriguez - Agreed with Suzanne.

Unit #4307: Barbara Donlon – Agreed with Suzanne.

Director Egan moved, and President Funakoshi seconded, to change the weight limit in the House Rules Amendment from 35 pounds to 50 pounds. The motion did not carry.

Approved: K. Egan, S. Gi & R. Funakoshi

Opposed: W. Wang, D. Ishihara-Wong, H. Lew

Abstained: S. Mandeville, E. Ting

VP Wang moved, seconded by Director Lew, to approve the rules as drafted but to change the grandfather rule to apply to all owners as of June 8, 2022 even if they do not currently own a large dog. The motion carried by majority consent.

Approved: R. Funakoshi, W. Wang, S. Gi, D. Ishihara-Wong, H. Lew, S. Mandeville & E. Ting

Opposed: K. Egan

F. Master Association Representative *(General Manager)*

GM Baker reported that Kaiaulu'o Kaka'ako sponsored an "Ohana Stargazing" Event on May 28, 2022. Per Secretary Ishihara-Wong's request, GM Baker will report the increased amount of debris and dust accumulating on the lanais from the construction of the new building.

G. Social Committee

No report.

V. OWNERS FORUM

None.

UNFINISHED BUSINESS

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

There is no update at this time.

VI. NEW BUSINESS

A. Owner Correspondence

None.

B. Special Meeting: President Funakoshi advised that there will be a Special Association Meeting on Monday, June 20, 2022 for the owners to vote to approve to proceed with the construction defect claims and file a lawsuit. He encouraged all owners to turn in their proxies.

VII. EXECUTIVE SESSION

By unanimous consent, President Funakoshi adjourned the regular session to go into Executive Session as 7:20 p.m. to discuss legal matters and reconvened to regular session at 7:46 p.m.

VIII. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be on Wednesday, July 13, 2022 at 6:00 p.m. (via Zoom or Onsite, Tower Club Room) and the Special Association Meeting is scheduled for Monday, June 20, 2022 at 6:00 p.m. (On-site 7th Floor Recreation Deck).

IX. ADJOURNMENT


There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 7:46 PM.

Submitted by:



Michele Alueta,
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on July 20, 2022.



Board Secretary