

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
THE COLLECTION
MARCH 23, 2017**

CALL TO ORDER

Vice President Lew called the meeting to order at 6:00 p.m.

BOARD MEMBER ATTENDANCE.

Members Present: President (*Vacant*), Vice President Henry Lew, Secretary Howard Kam, Treasurer Sun Kim (*arrived at 6:05pm*), Directors Joe Krahulik, Ken Shimada, Lee Cranmer, and Sandra Billington.

Members Absent: Director Ryan Kamo.

Present by Invitation: Jon McKenna, Management Executive, Hawaiiana Management
Al Guzman, General Manager, The Collection

ELECTION OF PRESIDENT AND BOARD VACANCY

- A. Election of President – Joe Krahulik was elected President to fill the position left vacant due to the resignation of Robert Pickett. President Krahulik assumed the Chair and continued the meeting.

- B. Board Vacancy – Hearing no objections, the Board unanimously approved to notify owners of the Board vacancy and request those interested in serving on the Board submit a one (1) page resume prior to the next Regular Meeting, currently scheduled for April 27th, where the Board will fill the vacancy.

MINUTES

VP Lew moved, seconded by Director Cranmer, to approve the Regular Meeting minutes of February 21, 2017. The motion carried by unanimous consent.

DEVELOPER'S REPORT

Developer representative Sandra Billington submitted and reviewed a written report.

MANAGEMENT REPORT

Management Executive McKenna submitted and reviewed a written report.

- A. Tower Sub-Meter Readings (Lost Data) – Deferred.

GENERAL MANAGER'S REPORT

GM Guzman submitted and reviewed a written report.

- A. Positive Alarm Sequencing (PAS) System Approval – Director Cranmer moved, seconded by VP Lew, to approve the proposal submitted by Island Signal and Sound (ISS) at a cost of \$7,281.00 to install a PAS system. The motion carried by unanimous consent.

TREASURER'S REPORT

The financial statements for December 2016, January 2017, and February 2017 were reviewed and accepted, subject to audit.

COMMITTEE REPORTS

- A. Ad-Hoc Committee, Purchase Opportunity - In accordance with the A&B Offer Request for Action dated March 16, 2017, the committee informed the Board the Committee approved to accept A&B's offer of February 13, 2017 at their meeting held March 23, 2017, to purchase Tower Unit 401 at a cost of \$768,000, Tower Storage Rooms S416 & S616 at cost of \$134,400 and Tower Parking Stalls 3088

and 6102 at a cost of \$90,000 for a total expense of \$992,400. Additionally, the Committee approved to secure financing through Bank of Hawaii (BOH) under Option A (100% financing) of the BOH Credit Accommodation Letter, dated February 24, 2017. Purchase is subject to obtaining favorable opinion of association counsel and loan approval from a majority of owners. ME McKenna will proceed with engaging the AOOU attorney to create owners correspondence and ballot for loan approval.

- B. Budget & Finance Committee – Chair Kim provided a verbal report.
- C. Design Review & Building Maintenance Committee – No report.
- D. House Rules Committee – Chair Krahulik submitted a written report and reported the next House Rules Committee meeting is scheduled for Thursday, April 6th, onsite in the 7th Floor Club Room.
- E. Social Activities – Chair Billington submitted a written report.
Director Cranmer moved to approve an annual social activities budget of \$10,000. Directors Cranmer, Billington, and Shimada voted in favor with all others opposing; the motion failed.

Treasurer Kim moved to approve an annual social activities budget of \$2000. President Krahulik, VP Lew, Treasurer Kim, Secretary Kam, and Director Billington voted in favor, with Directors Cranmer and Shimada abstaining and none voting in opposition; the motion carried.

UNFINISHED BUSINESS

- A. Fitness Center Rules, Sections 1.3 and 11.2 (Request for Action) – Deferred.

NEW BUSINESS.

- A. Vision, Mission & Values Statement – VP Lew moved, seconded by Director Billington, to approve the Vision, Mission & Values Statement as presented. The motion carried by unanimous consent.
- B. Reserve Study – Deferred.
- C. Selection of Association Auditor – Deferred.
- D. Monthly Assessment, Establish Late Fee Date – VP Lew moved to establish a late fee date as the 15th of each month. A unit owner who has a balance owed after the 15th of each month will be assessed a late fee in accordance with section 6.13 of the Bylaws. The motion carried by unanimous consent.
- E. 2018 Annual Meeting Date & Hiring of a Parliamentarian – VP Lew moved to approve hiring of a Professional Registered Parliamentarian for the 2018 Annual Meeting and to set the date of the meeting for Thursday, April 26, 2018 onsite in the 7th Floor Club Room. The motion carried by unanimous consent.
- F. Request For Action (RFA) Protocol – Hearing no objections, the Board unanimously approved to utilize the RFA form for actions requiring Board action.

NEXT BOARD MEETING

The next Regular Board of Directors meeting will be held on Thursday, April 27, 2017, 6:00 p.m., on the 7th Floor Club Room.

EXECUTIVE SESSION

The meeting adjourned into Executive Session to discuss legal and personnel matters at 8:00 p.m. and was called back to order at 8:17 p.m.

- A. Cease and Desist – The Board approved for the association attorney to send correspondence to a unit to cease and desist from using The Collections' likeness in any of their social media postings.

ADJOURNMENT. The Meeting was adjourned at 8:17 p.m.

Respectfully Submitted:

Jon McKenna

Jon McKenna

NOT A REAL ESTATE/RESALE PURCHASES