

**AOUO THE COLLECTION
BOARD OF DIRECTORS' MEETING
MARCH 28, 2019
MINUTES**

I. CALL TO ORDER

President Wang called the regular Board of Directors meeting for AOUO The Collection to order at 6 PM in the onsite conference room. Recording Secretary for this meeting was Debi Balmilero, Management Executive for Hawaiiana Management Company, Ltd.

II. ATTENDANCE

Board Members: President Wei-Kung Wang; Vice President Debbie Ishihara-Wong; Secretary Joseph Krahulik; Treasurer Rodney Funakoshi; Directors Taylor Nguyen, Ryan Kamo, and Henry Lew *(via videoconference)*

Excused: Director Tyler Street

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiana Management Company, Ltd.; Al Guzman, General Manager, Desmond Oliveira, Executive Assistant, The Collection

Guests: Unit 603, Herb Hinazumi; Unit 909, Erin Oda; Unit 1010, Shirley Arakaki; Unit 1102, Kevin Kwan; Unit 2009, Tim Brown; Unit 2302, Russell Ryan; Unit 2404, Priscilla Rodriguez; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; Unit 3002, Kathy Davey; Unit 3006; Roy Howard; Unit 3208, Beth Garinger; Unit 3910, Darold Wong; Unit 3703, Jose Beltrano; Unit 4103, Carol Ing; Unit 4202, Paul Allen *(Note: Guests were present only during Regular Session)*

III. MINUTES

A **motion** was made by Secretary Krahulik and seconded by Director Lew to approve the February 28, 2019 board meeting minutes as presented. The motion carried unanimously.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the February 2019 financial statements, subject to audit.

B. General Manager

The written report from the General Manager was reviewed and is on file with the managing agent and in the onsite office. GM Guzman provided information on the following items:

a. Tower Kitchen Faucet Hoses

GM Guzman reported that his team will be going to each unit to install an upgraded faucet hose that may be a better fit for the Tower kitchen sinks.

b. Security Camera Upgrades

GM Guzman noted that he is obtaining proposals to install security cameras from floors 8-33 and will provide this at a future meeting.

C. Budget & Finance Committee *(Chair Rodney Funakoshi, Members Joe Krahulik, Taylor Nguyen, Roy Howard, Russell Ryan, Debbie Ishihara-Wong, Wei-Kung Wang)*

a. Investment Policy

A **motion** was made by Secretary Krahulik and seconded by Director Nguyen to accept the Investment Policy as presented. The motion carried unanimously.

b. Reserve Investments

A **motion** was made by Treasurer Funakoshi and seconded by Secretary Krahulik to accept the recommendations for short term reserve investments as recommended by the committee. The motion carried unanimously.

c. Financial Advisor

A **motion** was made by Treasurer Funakoshi and seconded by Vice President Ishihara-Wong to accept Wells Fargo as the financial advisor for The Collection to invest \$250,000. There were five votes in favor with Directors Kamo and Nguyen opposed. The motion carried.

D. Building, Grounds & Design Review Committee (Chair Ryan Kamo, Members Carol Zuendorfer, Bryan Ho, Cherie Dang, Rick Stack)

a. Solar Photovoltaic System

Chair Kamo noted that the committee recommends further evaluation to determine the best financing options for the installation of a solar photovoltaic system since new information has been presented.

E. Commercial Report

No Report.

F. Governance Committee (Chair , Members Wei-Kung Wang, Kevin Kwan, Kathy Davey, and Karin Lim)

a. Garage Safety Evaluation

Member Kevin Kwan noted the items the committee reviewed including that additional signage and continuing education should be the first line of defense as a deterrent for safety before obtaining an evaluation by an outside consultant. Notices will be added to the upcoming newsletter.

b. Security Services - Security for Guest & Resident Verification

This item was deferred for further review.

c. RFA Procedures

The committee recommends that the Request For Action Procedure be screened for owner information.

A **motion** was made by Director Kamo and seconded by Secretary Krahulik to screen RFAs before posting on the website to remove any identifying owner information. The motion carried unanimously.

G. Social Activities Committee (Chair Rodney Funakoshi, Rey Aguda, Alexias Schmidt, Amanda Wolf)

Chair Funakoshi noted the Easter party is slated for Saturday, April 13, 2019 from 10 AM to 12 PM at the Salt Barn. This party will be held in conjunction with other surrounding buildings.

V. OWNERS FORUM

Unit 2302: Russell Ryan commented on his investment policy that was presented to prior Board members and provided comments on the investment advisors selected and why he made various recommendations.

Unit 4202: Paul Allen commented on the recent FAA letter sent regarding the flight path of the commercial carriers. It was noted that a video was made regarding the flight pattern above The Collection and that the threshold is one thousand feet above the structure.

Unit 2806: Sandra Furuike requested information on the \$312,000 start-up fees and the audit that was conducted regarding these funds.

VI. UNFINISHED BUSINESS

A. Written Consents

a. Smoking Ban

ME Balmilero provided an update on the status of the current written consent for the smoking ban with 58.09739% in favor and 7.463782% opposed.

b. Short Term Rental Violation Fines

ME Balmilero provided an update on the status of the current written consent for the short term rental violation fines with 54.171357% in favor and 2.187192% opposed.

c. Managing Agent Contract

ME Balmilero provided an update on the status of the current written consent for the approval of the Board being authorized to determine and sign an agreement with a managing agent without ownership approval with 30.603484% in favor and 2.062057% opposed.

VII. NEW BUSINESS

A. Unit 2805: Request for Attorney services regarding Short Term Rental Violations

This matter was deferred.

B. Debit Card Authorized Signers

A **motion** was made by Secretary Krahulik and seconded by to Vice President Ishihara-Wong to approve the authorized debit card holders to include the executive administrative assistant and the new operations manager. The motion carried unanimously.

President Wang volunteered to serve as controller of the account.

C. RFA – Storage Room Rental

This item was deferred.

D. Managing Agent Interviews

The Executive Committee, after their interview of three management companies, recommends that The Collection retain Hawaiiiana Management Co. Ltd as managing agent for a term of three to five years with a new fee of \$3,900 including tax per month for management services. The current reimbursable charges of \$4,200.00 will be reduced to \$1,800 per month under the new agreement.

A **motion** was made by Secretary Krahulik and seconded by to Vice President Ishihara-Wong to select Hawaiiiana Management for a three-year term subject to the owner's approval with the price proposal locked for five years if possible. The motion carried unanimously.

E. Annual Meeting

ME Balmilero provided an overview of the Director positions up for election at the upcoming annual meeting on April 25, 2019.

VIII. EXECUTIVE SESSION

President Wang adjourned the regular session into executive session for legal matters at 7:38 PM and resumed the regular session at 7:56 PM. The following items were determined:

A. Legal Matters

The Board, by general consent ratified the actions of the Board President to engage legal counsel as needed since the last board meeting.

B. Delinquencies

ME Balmilero provided the Board with a report showing the delinquent accounts.

IX. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the Board President or on **Thursday, April 25, 2019 at 6 PM, Salt Barn for the Annual Meeting.**

X. 2019 MEETING SCHEDULE *(Tower, Club Room, 6 PM)*

April 25, 2019 *(Annual Meeting 6 PM, Salt Barn)*

XI. ADJOURNMENT

There being no objection, President Wang adjourned the Regular Board of Directors' meeting at 7:56 PM.

Approved By:

Recording Secretary:

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

NOI REAL ESTATE/RESALE PURCHASES