

**AOUO THE COLLECTION
BOARD OF DIRECTORS' MEETING
MINUTES
MAY 11, 2022 AT 5:00 PM
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 5:09 p.m. via videoconference.

II. EXECUTIVE SESSION

Hearing no objections, President Funakoshi adjourned the regular session to go into Executive Session at 5:09 p.m. 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 and adjourned the Executive Session at 5:55 p.m.

President Funakoshi called the Regular Session back to order at 6:03 p.m.

III. ATTENDANCE

Board Members: President Rodney Funakoshi; Vice President Wei-Kung Wang; Directors Henry Lew, Sarah Mandeville, Kathryn Egan and Rey Aguda

Excused: Secretary Debra Ishihara-Wong;

Absent: Treasurer Sharon Gi; Director Edison Ting

By Invitation: Michele Alueta, Community Manager, Associa Hawaii

Mike Baker, General Manager and Desmond Oliveira, Office Manager, The Collection

Guests: Unit 3202, Jay Katz; Unit 2601 David Yang; Unit 909, Erin Oda; Unit 0805, Daniel Yokoo; Unit 3104, Dawn Schaffrick; Unit 2901 Gwen Young; Unit 4307, Cliff Ishigaki; Unit 3304, Jody Ballard; Unit 2702, John Cheung; Unit 1702, Laura Hall; Unit 3601, Lissa Rodrigues; Unit 3909, Pamela Chan; Unit 2404, Pricilla Rodriguez; Unit 1010, Shirley Arakaki; Unit 1906, Susan Lyons; Unit 1201, Suzanne Ramos; Unit 1201, Ratcliff Lee; Unit 4203, Kevin Nyland; Unit 304, Francis Okano; Unit M403, Terry Yamamoto

(Note: Guests were present only during Regular Session)

IV. MINUTES

There being no corrections, by unanimous consent, the Board approved the minutes of the March 15, 2022 Regular Board Meeting and the April 26, 2022 Organizational Meeting, as presented.

V. REPORTS

A. Treasurer's Report

January 2022 & February 2022 Financial Reports: This item was deferred.

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 reminded owners about the upcoming High-Risk Inspection scheduled to begin May 16, 2022.

2. Tower Roof Beacon Light

GM Baker reported that the Tower beacon light was repaired by American Electric on May 10, 2022

3. MD Restoration – Fire Sprinkler Pipe Repair/Water Damage

GM Baker reported that the April 5, 2022 flood claim is still in process and insurance liability is still under investigation. The estimated costs incurred so far include: \$126,527.95 for Mitigation, \$109,449.85 for common area repairs, and \$54,521.73 for affected unit repairs.

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

No report at this time.

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 will have a “Soft Opening” on Friday, May 13, 2022 and will be fully open on Wednesday, May 18, 2022. A temporary banner sign will be used until the sign permit is approved. My Treehouse Club will have 8 exclusive parking stalls.

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 provided an update on the House Rule Amendments regarding pets and assistance animals. A copy of the House Rule Amendments will be mailed to all owners by May 25, 2022 and will be go into effect on June 8, 2022.

F. Master Association Representative (General Manager)

No report at this time.

G. Social Committee

Chair Funakoshi thanked the staff for the Easter treats and reported they are planning a Halloween Event, depending on the social restrictions due to the pandemic.

VI. OWNERS FORUM

Unit 3202: Jay Katz thanked the management team and Board for completing repairs quickly and for keeping the owners informed on meetings, etc.

Unit 3104: Dawn Schaffrick reported that on Monday, she was told that her unit was flooded due to lack of maintenance of her A/C. She advised that her A/C Contractor will be sending a report stating that there was a clog in the pipe. GM Baker asked her to forward the report to him to review and he will respond to her questions and concerns.

Unit 2910: Gwen thanked the management team for their hard work and reported the grout separation from the tile on the Diamond Head side of the hot tub. GM Baker thanked her for reporting this and will work with the Maintenance Team to inspect and repair.

Unit 1702: Laura Hall asked about the approval of the Managing Agent after the maintenance fees were collected. President Funakoshi advised that the new Managing Agent will continue

to collect the maintenance fees and act as Managing Agent while waiting for the approval from the owners.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

A. Owner Correspondence

a. None.

B. Annual Meeting: President Funakoshi reported that the 2022 Annual Meeting will reconvene on May 31, 2022 at 6:00 pm for the owners to approve the Managing Agent contract with Associa Hawaii. The meeting notice and proxy have been mailed to all owners. He reported that previously submitted proxies will be valid for this meeting but encouraged owners to select a proxy holder on their proxy and turn it in.

C. Construction Defects: President Funakoshi reported that during Executive Session, the Board selected Kasdan, Turner, Thomson, Booth LLP to pursue a formal claim regarding PEX pipes and other construction defects, which would include arbitration or lawsuit, or both, against the developer and general contractor to fix the defect issues at their expense. A Special Association Meeting is scheduled for June 20, 2022 at 6:00 p.m. to obtain 67% approval from the owners to commence an arbitration proceeding or civil lawsuit, or both. A Town Hall Q&A Meeting will be scheduled for early June.

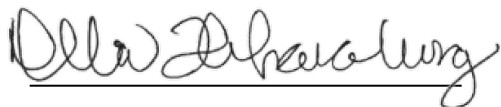
IX. NEXT MEETING

The next regular Board of Directors meeting of AOUO The Collection will be on Wednesday, June 8, 2022 at 6 pm (via Zoom or Onsite, Tower Club Room) & the 2022 Annual Meeting will reconvene on May 31, 2022 at 6 pm (Onsite Tower Club Room).

X. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 6:34 PM.

Approved by the Board of Directors on June 8, 2022.



Board Secretary

Recording Secretary:
Michele Alueta,
Community Manager
Associa Hawaii