

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
MAY 25, 2021**

**I. CALL TO ORDER**

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:04 PM via videoconference.

**II. ATTENDANCE**

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong; Treasurer Joseph Kraulik, and Director Henry Lew

Excused: None.

Absent: Director Tyler Street, Edison Ting, and Rey Aguda

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

Guests: Unit 909, Erin Oda; Unit 1408, Helen Sanpei; Unit 1708, Amanda & Scott Schwarzwald; Unit 2009, Tim Brown; Unit 2404, Priscilla Rodriguez; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; Unit 2702, John & Jennie Cheung; Unit 4009, Peter Van Buren; and Unit 4307, Cliff Ishigaki & Barbara Donlan

*(Note: Guests were present only during Regular Session)*

President Funakoshi noted that without a quorum the following reports will be discussed:

**III. REPORTS**

**A. Treasurer's Report**

Treasurer Kraulik reviewed the financial statements for April 2021.

**B. General Manager**

**a. Managing Agent Contract**

This item was deferred to executive session.

**C. Budget & Finance Committee *(Chair Joe Kraulik, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Kevin Kwan, Edison Ting, Tyler Street, Taylor Nguyen)***

Chair Kraulik determined that the Budget & Finance Committee meeting will be set for Wednesday, June 23, 2021 at 5 PM via zoom to review the draft budgets for the Common, Tower, Midrise and Commercial entities.

President Funakoshi noted a quorum present at 6:17 PM to continue the meeting agenda.

**IV. MINUTES**

There being no corrections, the Board by unanimous consent, approved the minutes for the meeting of as April 27, 2021 as amended.

**V. REPORTS (cont.)**

**A. Treasurer's Report**

The Board, by unanimous consent, accepted the April 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.

b. Cable/Internet Service Contract

This item was deferred for owner comments on the association intranet site.

c. Lofts – Meter Controller

A **motion** was made by Treasurer Kraulik and seconded by Vice President Wang to accept the proposal from Ikehū Sub-metering for the replacement of the meter controller for \$3,487.84. The motion carried unanimously.

C. Commercial Units Report (*Chair Tyler Street*)

No report at this time.

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

a. House Rules on Pets & Service Animals

Chair Wang provided an update on the recent committee's review on the draft revision of house rules on pets and service animals.

E. Master Association Representative (*General Manager*)

No report at this time.

F. Social Committee

No report at this time.

G. Recyclable Funds

A **motion** was made by Secretary Ishihara-Wong and seconded by Treasurer Kraulik to use any recycling funds for staff support and refreshments. The motion carried unanimously.

H. Board Vacancy

President Funakoshi requested that any owner interested in serving in the interim, until the next annual meeting, please advise the management office to be considered.

VI. OWNERS FORUM

Unit 2803: Steve Shaw requested that Hawaiiāna Management Co. notify the building that they are owned by a Japanese company.

Unit 2404: Priscilla Rodriguez noted that there are quite a few parking stalls that are dirty and oil stained and she wonders what will be done about this matter.

Unit 3910: Debbie Ishihara-Wong noted that the residents are speeding around the corners in the parking lot and requested that action be taken.

Unit 909: Erin Oda noted that there may be new residents who are the speeders in the parking lot. She noted that the governance committee suggested that a welcome letter be provided to all new residents advising them of the frequently violated rules.

VII. UNFINISHED BUSINESS

A. 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 42.511698% in favor with 5.23918% opposed of the required 67% needed for approval. Reminders will continue to be sent.

B. High Risk Moisture Issues

GM Baker provided information on leak detectors for under sinks, refrigerators, dishwashers and behind toilets to help detect any moisture as recommended by the Insurance Broker.

VIII. NEW BUSINESS

A. Owner Correspondence

a. Unit 2905: Pet Noise Violation Appeal

A **motion** was made by Treasurer Krahulik and seconded by Director Lew to deny the appeal of the current \$75 fine for the house rule violation. The motion carried unanimously.

B. 2021 Audit

A **motion** was made by Treasurer Krahulik and seconded by Secretary Ishihara Wong to accept the proposal from Ratna Nuti, CPA for the 2021 Audit and Cash Verification for \$12, 000 plus taxes and fees. The motion carried unanimously.

IX. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 7:15 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:

A. Managing Agent Contract

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

X. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the president or on **Tuesday, June 29, 2021** at 6 PM via video conference.

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

July 27, August 31, and September 21, 2021 at 6 PM. (Annual Meeting)

XII. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:04 PM.

Approved By:

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Recording Secretary:

Debi Balmilero CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup>  
Management Executive  
Hawaiiana Management Co., Ltd.