

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

I. CALL TO ORDER

President Funakoshi 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 Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong, Treasurer Joseph Kraulik and Directors Kevin Kwan, Edison Ting, Tyler Street, Henry Lew (*via teleconference*), and Taylor Nguyen (*arrived at 6:13 PM*)

Excused: None.

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

Guests: Unit 1010, Shirley Arakaki; Unit 1203, Ratcliff Lee; Unit 1310, Luthuanie & John Parkinson; Unit 1910, Mike & Ella Lum; Unit 2302, Russell Ryan; Unit 2406, Masakazu Nagamoto; Unit 2608, Nam Mi Woo; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; Unit 3006, Roy Howard; Unit 3703, Jose Beltrano; Unit 3910, Darold Wong; Unit 4103, Carol Ing; Unit 4202, Paul Allen (*Note: Guests were present only during Regular Session*)

III. MINUTES

The Board, by unanimous general consent, approved the minutes for the meetings of March 28, 2019, April 25, 2019 and May 20, 2019. The motion carried unanimously.

IV. REPORTS

A. Appointment of Committee Chairs

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Lew to accept the recommended appointments of committee chairpersons as follows: Budget and Finance Committee: Joe Kraulik; Governance Committee: Wei Kung Wang; Building and Grounds and Design Review: Kevin Kwan. The motion carried unanimously.

B. Treasurer's Report

The Board, by unanimous consent, accepted the March and April 2019 financial statements, subject to audit.

A **motion** was made by Treasurer Kraulik and seconded by Vice President Wang to transfer \$250,000 from the Collection Tower liquid accounts to the Wells Fargo financial account. The motion carried unanimously.

*Director Nguyen arrived at 6:13 PM.*

A **motion** was made by Treasurer Kraulik to invest \$125,000 in a one-year CD earning 2.5% interest, and \$125,000 in a 6-month CD earning 2.4% interest. There were eight votes in favor with Director Nguyen opposed. The motion carried.

C. 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 Hose

GM Guzman indicated that a Tower kitchen faucet exchange will begin in the next week, due to kitchen faucet leaks while the faucet is in use. The exchange schedule will be based on resident sign up. During the inspection/exchange, an inspection of the bathroom shower faucets will be conducted. Mr. Guzman is working with the Grohe to obtain receipts from unit owners that may be eligible for reimbursement.

b. Security Camera Upgrades

Due to a submitted RFA, GM Guzman presented the Board with proposals for upgrades to the current security system that will add additional camera upgrades. The Board will take the proposals under advisement.

Secretary Ishihara-Wong requested that the next newsletter contain information to the residents about being mindful of those entering the elevator that may not have a fob.

c. Garage Safety Evaluation

GM Guzman noted that a life, safety risk evaluation was conducted with the insurance carrier's independent evaluator. There were a number of recommendations for the Board to consider.

A **motion** was made Vice President Wang and seconded by Director Street to accept the Risk Evaluation and Loss Control and based on the recommendations, install dividing lane lines on each garage floor corner and install signage regarding the use of headlights in the garage. The motion carried unanimously.

d. Submeter Controller Replacement

A **motion** was made by Secretary Ishihara Wong and seconded by Director Kwan to accept the proposal from Ikehu Utility Solutions for \$7,509.89 to replace the two Siemens US2 Controllers as recommended. The motion carried unanimously.

D. 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 noted that all board members will be a part of the committee and that all meetings will be open to all owners. He noted that the next meeting is scheduled for June 20, 2019 at 6 PM, Club Room. The upcoming budget reserves inspection will be at the convenience of the Board on a weekday meeting with a date forthcoming.

The Budget Committee will be reviewing the Master Association dues.

E. Building, Grounds & Design Review Committee (Chair Kevin Kwan, Members: Rodney Funakoshi, Wei-Kung Wang, Joe Kraulik, Debra Ishihara-Wong, Henry Lew, Kevin Kwan, Edison Ting, Tyler Street, Taylor Nguyen)

a. Solar Photovoltaic System

President Funakoshi provided an update on the ongoing current project to analyze the viability of installing a solar photovoltaic system.

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Ting to obtain an independent structural analysis for a cost not to exceed \$10,000. The motion carried unanimously.

F. Commercial Report (Chair Tyler Street)

A written report was provided that will be kept on file with the managing agent and in the onsite office. Chair Street noted that there are two commercial entities open, with two more pending. The last unit's opening will be forthcoming after renovation. He noted that all units will be open by the end of this year.

G. Governance Committee (Chair Wei-Kung Wang, Members: Rodney Funakoshi, Joe Krahulik, Debra Ishihara-Wong, Kevin Kwan, Edison Ting, Henry Lew, Tyler Street, Taylor Nguyen)

Chair Wang noted that the committee will be working to address the garage speeding issues and that the next committee meeting will be held in June, notices to follow.

H. Social Activities Committee (Chair Rodney Funakoshi)

Chair Funakoshi noted no events are planned for the next month.

V. OWNERS FORUM

Unit 2608: June/Nam Mi Woo noted that she was stuck in the elevator for more than one hour with no wi-fi available in the cab. It was recommended that this be added. She also noted that since she has lived in the building, there have been eleven times that the elevator has been non-functional.

Unit 2302: Russell Ryan commented on the motorcycle noise in the parking garage. He also requested that the investments should have interest accrued on a monthly basis as opposed to at the end of the term.

Unit 1310: John Parkinson requested that a car wash be added to the building.

Unit 2806: Sandra Furuike noted that the elevator call button at Hokua goes directly to the onsite staff and not to the elevator company.

Unit 3006: Roy Howard commented on the ongoing mediation.

Unit 2803: Steve Shaw requested that New Business item 6A be deferred to the next agenda or to a committee for review.

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 66.435256% in favor and 8.061904% opposed.

b. Managing Agent Contract Written Consent Letter

ME Balmilero provided an update on the status of the current written consent for the managing agent contract with 57.463781% in favor and 3.64377% opposed.

VII. NEW BUSINESS

A. Owner Request: Remove Plants from Lanai's to Minimize Pest Exposure

This item was deferred to the Governance Committee for review and recommendation.

B. Owner Request: Amend House Rules to Issue Violation Notices to those Exceeding 10 mph in the Parking Garage.

GM Guzman noted that there are ongoing efforts to educate the residents in the community about speeding in the garage.

The Board, by general consent, determined that no further action to be taken on this request.

C. Owner Request: Amend Declaration for the Purpose of Obtaining a VA Loan.

A **motion** was made by Director Nguyen to defer the matter to the budget and finance committee for review. The motion failed.

There will be no action taken on this matter.

D. 2019 Audit Proposal

A **motion** was made by Treasurer Krahulik and seconded by Director Nguyen to approve the proposal from Ratna Nuti for the 2019 audit. The motion carried unanimously.

E. Recreation Facility Use

This item was deferred for legal review and recommendation.

F. Refuse Collection Request

This item was deferred to the Building and Grounds Committee as well as the Midrise Unit owners for review and recommendation.

G. RFA-05-2019: Install Speed Bumps/Stop Lines at Driveway Exits

This item was referred to the Governance Committee for review and recommendation

H. RFA 06-2019

This item was deferred to Executive Session.

I. RFA 07-2019

This item was deferred to Executive Session.

VIII. EXECUTIVE SESSION

President Funakoshi adjourned the regular session into executive session for legal matters at 8:08 PM and resumed the regular session at 9:42 PM. The following items were determined:

A. Legal Matters

The Board reviewed ongoing legal matters.

a. Delinquent Matters

ME Balmilero provided a review of all delinquent accounts for review.

B. Personnel Matters

The Board, by unanimous general consent, determined that a special meeting will be held regarding personnel matters.

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 **Monday, June 17, 2019 and on Tuesday, June 25, 2019 at 6 PM, Onsite Tower Club Room.**

X. 2019/20 20 MEETING SCHEDULE (Tower, Club Room, 6 PM)

July 30, August 27, September 17, October 29, November 19, January 28, 2020, February 25, 2020, March 31, 2020, April 28, 2020 (Annual Meeting 6 PM, Salt Barn)

XI. ADJOURNMENT

There being no objection, President Funakoshi adjourned the Regular Board of Directors' meeting at 9:42 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.