

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
NOVEMBER 19, 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 Tower Club Room.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Secretary Debra Ishihara-Wong, Treasurer Joseph Kraulik and Directors Kevin Kwan and Edison Ting

Excused: Vice President Wei-Kung Wang; Directors Henry Lew, Taylor Nguyen, and Tyler Street

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiana Management Company, Ltd.; Mike Baker, Desmond Oliveira, The Collection Management; Wendell Choy, Energy Storage Hawaii, LLC; Brian Tilker, Esq., Torkildson, Katz, Hetherington, Harris & Knorek

Guests: Unit M207, Esther Ku; Unit M304, Rey Aguda; Unit 603, Herbert Hinazumi; Unit 1010, Shirley Arakaki; Unit 1910, Mike Lum; Unit 2302, Russel Ryan; Unit 2406 Masakazu Nagamoto; Unit 2803, Steve Shaw; Unit 2806, Sandra Furuike; Unit 2910, Howard & Dianne Ako; Unit 3703, Jose Beltrano; Unit 3910, Darold Wong; Unit 4103, Carol Ing

(Note: Guests were present only during Regular Session)

III. MINUTES

There being no corrections, the Board by unanimous consent approved the minutes for the meeting of October 29, 2019 as distributed.

IV. REPORTS

A. Treasurer's Report

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

B. General Manager

The written report from the Management Office was reviewed and is on file with the management office.

a. Mid-Rise Elevator Shaft Repair

GM Baker noted that there was a post tension cable that snapped and was protruding above one of the elevator cabs that was repaired by the developer and general contractor and an insurance claim has been filed on this matter.

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)

a. Reserve Study

A **motion** was made by Secretary Ishihara-Wong and seconded by Treasurer Kraulik to accept the revised proposal from Barrera & Co. for a full Level I Reserve Study for \$9,500 plus tax provided any further discounts be obtained. The motion carried unanimously.

b. Budget Meeting

Chair Kraulik noted that the next Budget and Finance Committee meeting will be held on January 21, 2019 in the Tower Club Room. Notices will be posted for all interested in attending.

c. Investments

Committee Chair Krahulik provided information on the latest CDs coming available for the Tower Reserve Funds, and Unit 401's reduced interest rate, which is in progress.

D. Building, Grounds & Design Review Committee (Chair Kevin Kwan, Members: Rodney Funakoshi, Wei-Kung Wang, Byron Ho, Cherie Dang, Neal Fujimori, Darold Wong)

a. Doorbell Standard

Committee Chair Kwan provided information on various doorbells and will be providing the Board with their recommendation in an upcoming meeting.

b. Application for an EV Charger

A **motion** was made by Director Kwan and seconded by Director Ting to have the proposed recommendation reviewed by legal counsel in order to adopt an updated EV charging policy. The motion was withdrawn.

A **motion** was made by Director Kwan and seconded by Director Ting to use the EV policy of the Watermark Condos which provides more specific guidance than our Rules. The motion carried unanimously.

c. Tower Solar Photovoltaic (PV) System (PV Chair Funakoshi)

Chair Funakoshi and Wendell Choy provided basic information on the pending plans on the project. There will be a Special Board meeting in the next month to review and approve the finalized proposals and installation.

E. Commercial Units Report (Chair Tyler Street)

No Report.

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

President Funakoshi summarized the Committee's review of certain items:

a. RFA 17-2019: Prohibit Dogs and Other Pets Without Current Vet Health Certificate

The committee recommends no change to the current house rules on this matter and recommends further education and follow up on violations in the common area.

RFA 17-2019 was deemed rejected for lack of a motion.

b. RFA 18-2019: Immediately Separate Midrise from Tower/Commercial

President Funakoshi noted that after legal consultation, there are numerous requirements, including the need for 67% approval from owners of each entity, the State, HCDA (Kakaako authority) and master association; re-do of condo docs which typically cost \$15,000 for new docs, and financial and legal analysis in order to separate or combine the Midrise and the Tower.

A **motion** was made by President Funakoshi and seconded by Treasurer Krahulik to deny RFA 18-2019 to separate or absorb the Midrise entity. The motion carried unanimously.

c. Fitness Center Noise

A **motion** was made by President Funakoshi and seconded by Director Kwan to accept the committee recommendation for more education and posting of signs in the fitness room and education but not to provide sign-in sheets. The motion carried unanimously.

G. Master Association Representative

Chair Krahulik noted that a report is forthcoming.

H. Social Committee

President Funakoshi noted that the Christmas party will be held on December 4, 2019.

V. OWNERS FORUM

Unit 2302: Russel Ryan requested information on the photovoltaic panel analysis and the decision to continue with the power purchase agreement instead of a purchase.

Unit M304: Rey Aguda requested information on the make-up and terms of the Board of Directors.

VI. UNFINISHED BUSINESS

A. Written Consents

a. Managing Agent Contract Written Consent

ME Balmilero provided an update on the status of the current written consent for the managing agent contract with 59.477162% in favor and 4.247236% opposed.

VII. NEW BUSINESS

A. RFA 28-2019: Require Advance Scheduling of Budget & Finance Committee Meetings

RFA 28-2019 was rejected for lack of a motion. Chair Kraulik noted that the Budget and Finance Committee meetings from January through April 2020 are scheduled to be held at the Tower Club Room.

B. RFA 29-2019: Require Budget & Finance Committee Members to Post Resumes to Website

RFA 29-2019 was rejected for lack of a motion.

C. RFA 30-2019: Require All Board Members & Managing Agent to Comply with Bylaw 10-16.14 & HRS 414B-154.5

RFA 30-2019 was rejected for lack of a motion.

D. RFA 31-2019: Amend Employee Job Descriptions & SOPs

A **motion** was made by Secretary Ishihara-Wong and seconded by Director Kwan to refer RFA 31-2019 to the General Manager to use as guidance for the staff. The motion carried unanimously.

E. Unit 401: Sell RM Unit

A **motion** was made by President Funakoshi and seconded by Treasurer Kraulik to defer to the Budget & Finance Committee the idea of selling the resident manager's unit. The motion carried unanimously.

VIII. EXECUTIVE SESSION

A **motion** was made by President Funakoshi and seconded by Secretary Ishihara-Wong to adjourn and reconvene in executive session 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 motion carried unanimously.

President Funakoshi adjourned the regular session into executive session at 8:05 PM and resumed the regular session at 9:30 PM.

B. Legal Matters

a. Account 2722-209

The Board, by majority consent, authorized legal counsel to proceed with the proposed agreement as recommended.

b. RFA 21-2019: Behavior Unbecoming of a Board Director

This item was deferred.

c. Account 2722-232

The Board reviewed the owner concerns and determined that no further inspections will be made without any clear cause.

d. Personnel Matters

The Board, by majority consent, determined the holiday compensation for the staff.

IX. NEXT MEETING

A regular Board of Directors meeting of AOUO The Collection will be at the call of the Board President or on **Tuesday, January 28, 2020 at 6 PM, Onsite Tower Club Room.**

X. 2019/2020 MEETING SCHEDULE *(Tower, Club Room, 6 PM)*

February 25, 2020, March 31, 2020, April 28, 2020 *(Annual Meeting 6 PM, Salt Barn)*

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 9:30 PM.

Approved By:

Recording Secretary:

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