

AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
NOVEMBER 19, 2020

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:01 PM via videoconference.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong; Treasurer Joseph Krahulik, Directors Henry Lew and Tyler Street

Excused: None.

Absent: Director Taylor Nguyen and Edison Ting

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiana Management Company, Ltd.; Mike Baker, Desmond Oliviera, The Collection Management

Guests: Unit 405, Lynette Fujimori; Unit 1406, Chris Fong; Unit 1203, Radcliff Lee; Unit 1010, Shirley Arakaki; Unit 2009, Tim Brown; Unit 2702, John & Jennie Cheung; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; Unit 3910, Darold Wong; Unit 4301, Demir Abdurrasid; and Unit 4307, Cliff Ishigaki

(Note: Guests were present only during Regular Session)

III. MINUTES

The Board, general consent, approved the meeting minutes of September 22, 2020 as amended to reflect that unit 2086, Sandy Furuike recommended the Tower Unit Owners be reimbursed for overpaid maintenance fees regarding the RM unit by percentage of common interest as a credit for each Tower unit.

There being no corrections, the Board by unanimous consent, approved the minutes for the meetings of as October 05, 2020 and November 02, 2020 as distributed.

IV. REPORTS

A. Treasurer's Report

The Board, by unanimous consent, accepted the September and October 2020 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.

a. High Risk Component Inspections

GM Baker noted that he will be budget planning for a high risk components inspection in the units in the next year.

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

a. 2021 Budgets

Treasurer Krahulik noted that the 2021 Budget figures should be reviewed for accuracy in what was provided to all owners. ME Balmilero will review and verify the figures to ensure that all announcements to the owners is accurate.

b. Investments

No report at this time.

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

President Funakoshi requested that a Board member chair this committee. There is no volunteer at this time.

E. Commercial Units Report (Chair Tyler Street)

Chair Street noted that Bar Maze is scheduled to open in December and Cross Court will be moving out.

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

No report at this time.

G. Master Association Representative (Joseph Krahulik)

Representative Krahulik noted that each owner received a credit on their most recent maintenance fee statement reflecting a reimbursement for the master association fees. He provided an overview of the fee amounts going forward.

H. Social Committee

President Funakoshi noted that small treats were passed to the participating children for Halloween and that plans may include photo sessions, contests, and decorations but there will not be a Christmas party this year.

V. OWNERS FORUM

None.

VI. UNFINISHED BUSINESS

A. Unit 401, Parking Stalls, Storage Rooms – Separation – Written Consent

A **motion** was made by Vice President Wang and seconded by Secretary Ishihara-Wong to approve the written consent, subject to minor edits for clarity to separate two parking stalls, two storage units from, one storage locker (number 567) from unit 401 and convert these limited common elements to common elements as individual items in the event the association can sell if needed. The motion carried unanimously.

VII. NEW BUSINESS

A. Owner Correspondence

a. Unit 1801 & 1201: Commercial Unit Noise Levels

A **motion** was made by Secretary Ishihara-Wong and seconded by Vice President Wang to send a letter from the Board of Directors to the restaurant owner regarding the noise complaints and any smoking violations as ongoing issues. The motion carried unanimously.

b. Unit 4309: Maintenance Fees

The Board reviewed the owner's comments and recommends that the owner be invited to future board and budget meetings.

c. Unit 2701, 2702: Shared Drain Clog Issue

This item was deferred pending additional research.

B. Board Member Appointment

A **motion** was made by Director Lew and seconded by Vice President Wang to vote on the appointment of unit owner Byron Ho to the Board of Directors. The Board unanimously to deny the appointment.

C. 2021 Annual Meeting

The Board, by unanimous consent, determined the next annual meeting to be Monday, April 26, 2021 at 6:00 PM pending any government directives for gatherings.

VIII. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 8:34 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. Legal Matters

a. Delinquency Report

ME Balmilero provided a report on the current delinquencies.

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

This item was deferred.

IX. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the president or on **Thursday, January 21, 2020** at 6 PM via video conference.

X. 2021 MEETING SCHEDULE *(Tower, Club Room, 6 PM)*

February 18, 2021, March 18, 2021, April 26, 2021 at 6 PM. (Annual Meeting)

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:41 PM.

Approved By:

Recording Secretary:

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