

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
NOVEMBER 23, 2021**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 5:33 PM via videoconference.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Treasurer Sharon Gi, and Directors Henry Lew, and Sarah Mandeville

Excused: Secretary Debra Ishihara-Wong; Directors Rey Aguda, and Edison Ting

Absent: None.

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

Guests: Unit 909, Erin Oda; Unit 1101, Joe and Haley McGinley; Unit 1110, Kathryn Egan & Christopher Garguiulo; Unit 1201, Suzanne Ramos; Unit 1203, Ratcliff Lee; Unit 1306, Rick and Karen Hoffman; Unit 1408, Helen Sanpei; Unit 1504, Cheri Tillotson; Unit 2108, Alex Tedla; Unit 2404, Priscilla Rodriquez; Unit 2702, John & Jennie Cheung; Unit 2803, Steve Shaw; Unit 2806, Alvin and Sandy Furuike; Unit 3909, Pam Chan; Unit 4301 Demir Abdurrasid

(Note: Guests were present only during Regular Session)

III. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 5:33 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 and resumed the regular session at 6:13 PM. The following items were determined:

A. Legal Matters

The Board, by general consent, requested GM Baker to solicit proposals from construction defect attorneys.

IV. MINUTES

There being no corrections, the Board by unanimous consent, approved the minutes for the meeting of as October 26, 2021 as presented.

V. REPORTS

A. Treasurer's Report

The Board, by general consent, accepted the October 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.

a. Roofing Inspections

This item was deferred.

b. High Risk Unit Inspections

A **motion** was made by Treasurer Gi and seconded by President Funakoshi to accept the proposal from Paradise Home Inspections for the high risk component inspection at \$75 per

unit, commencing in March, 2022. The Board recommends a test unit be completed before rolling this out to other units. The motion carried unanimously.

c. Unit Electrical Breaker

GM Baker noted that one unit has encountered an issue regarding an electrical breaker in the unit. Inspections and tests have been completed.

A **motion** was made by Vice President Wang and seconded by Treasurer Gi to provide a copy of the report to the ownership via the website. The motion carried unanimously.

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 a verbal update for the Board.

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

a. House Rules on Pets & Service Animals

Chair Wang noted that the committee provided an RFA for the Board's consideration.

F. Master Association Representative (General Manager)

GM Baker noted that there will be a virtual meeting on December 2, 2021 with the Hawaii Community Development Council.

G. Social Committee

Chair Funakoshi noted that no holiday parties will be held this year.

VI. OWNERS FORUM

Unit 2803 Mr. Shaw made comments regarding the pet rules recommendation

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 49.372522% in favor with 6.020621% opposed of the required 67% needed for approval before March 5, 2022. Reminders will continue to be sent.

VIII. NEW BUSINESS

A. Owner Correspondence

None.

B. COVID Vaccination Requirements

This item was deferred.

C. RFA 03-2021 Pet Rules Revision

A **motion** was made by Vice President Wang to accept the recommendation from the Governance Committee for version #1 that grandfathers all dog owners who owned a large dog weighing over 35 pounds until the dog is deceased. The motion failed for lack of a second.

A **motion** was made by Vice President Wang and seconded by Director Lew to accept the recommendation from the Governance Committee for version #2, that allows for a special

grandfather rule for all unit owners who owned a large dog weighing over 35 pounds to be exempt from the dog weight limit. The grandfather rule will be applied to renters who owned a large dog weighing over 35 pounds until the dog is deceased, with the provision that the Governance Committee continuing to pursue consultation or mediation with the Humane Society to identify a better way to regulating dogs subject to attorney review and notification of all residents. There were four votes in favor with President Funakoshi opposing. The motion carried.

D. Board Director - Vacancy

A **motion** was made by Director Lew and seconded by Treasurer Gi to appoint Kathryn Egan to serve until the next annual meeting. The motion carried unanimously.

IX. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 8:20 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:

ME Balmilero departed at 8:21 PM.

A. Managing Agent Contract

This item was deferred.

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, January 18, 2022** at 6 PM Onsite, Tower Club Room and Recreation Deck

XI. 2022 MEETING SCHEDULE *(Tower, Club Room or via videoconference, 6 PM)*

January 18, 2022, February 15, March 15, April 26, 2022 at 6 PM. *(Annual Meeting)*

XII. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:43 PM.

Approved By:

Recording Secretary:

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