

NOTICE

BOARD OF DIRECTORS' MEETING

A Regular Board of Directors meeting of AOUO The Collection will be held on:

DATE: **Tuesday, November 19, 2019**

TIME: **6 PM**

PLACE: **On-Site – Tower Club Room**

AGENDA

BOARD MEMBERS: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong, Treasurer Joseph Krahulik, and Directors Kevin Kwan, Henry Lew, Taylor Nguyen, Edison Ting, and Tyler Street
BY INVITATION: Deborah Balmilero, Management Executive, Hawaiiana Management Company; Mike Baker, General Manager, Desmond Oliveira, Office Manager, The Collection

I. CALL TO ORDER

II. MINUTES

A. Meeting Minutes of October 29, 2019

III. REPORTS

A. Treasurer's – October 2019 Financials *(If Available, Accept, Subject to Audit)*

B. General Manager's Report

a. Mid-Rise Elevator Shaft Repair

C. Budget & Finance Committee *(Chair Joe Krahulik)*

a. Reserve Study

b. Investments

D. Building, Grounds & Design Review Committee *(Chair Kevin Kwan)*

a. Doorbell Standard

a. Tower Solar PV System *(Chair Funakoshi)*

1. Status and Tentative PPA Approval

E. Commercial Units *(Chair Tyler Street)*

F. Governance Committee *(Chair Wei-Kung Wang)*

a. RFA 17-2019: Pet Health Certificate

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

c. Fitness Center Noise

G. Master Association Representative *(Joseph Krahulik)*

H. Social Committee – *Christmas Party, December 4, 2019*

IV. OWNERS FORUM

V. UNFINISHED BUSINESS

A. Written Consent

a. Managing Agent Contract – *Status Update*

VI. NEW BUSINESS

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

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

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

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

E. Unit 401: Sell RM Unit

F.

VII. EXECUTIVE SESSION *(LEGAL, CONTRACTUAL, PERSONNEL MATTERS ONLY)*

A. Legal Matters

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

b. Account 2722-232: Quiet Enjoyment/Harassment

B. Personnel Matters

VIII. DATE, TIME AND PLACE OF NEXT MEETING *6 PM, On-Site Tower Club Room*

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

IX. ADJOURNMENT