

AOUO THE COLLECTION
BOARD OF DIRECTORS' MEETING
OCTOBER 16, 2018
MINUTES

I. CALL TO ORDER

President Wang called the regular meeting of the board of directors 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 Hawaiiiana Management Company, Ltd.

II. ATTENDANCE

Board Members: President Wei-Kung Wang; Vice President Debbie Ishihara-Wong; Secretary Joseph Krahulik; Treasurer Taylor Nguyen (*via teleconference*); Directors Carleton Ching, Rodney Funakoshi, Ryan Kamo, Tyler Street, and Henry Lew (*arrived at 6:07 PM*)

Excused: None.

By Invitation: Debi Balmilero, CMCA[®], AMS[®], PCAM[®], Management Executive, Hawaiiiana Management Company, Ltd.; Al Guzman, General Manager, The Collection, Desmond Oliveira, Executive Assistant, The Collection, Sandra Billington, A & B Representative

Guests: Unit M414, Marie Toguchi; Unit 408, Matt & Jenn Nickel; Unit 909, Erin Oda; Unit 1102, Kevin Kwan; Unit 1504, Cheri Tillotson; Unit 1807, Myung Ok Lee; Unit 2208, Peter Wood; Unit 2401, Myong Chon; Unit 2806, Sandra Furuike; Unit 3006, Roy Howard; Unit 3110, Hiroshi Kato; Unit 3703, Jose Beltrano; Unit 3910, Darold Wong; Unit 4103, Carol Ing;

III. INTRODUCTIONS

Commercial Representative Sandra Billington introduced the new commercial representative serving with The Collection Board of Directors, Tyler Street.

IV. MINUTES

A **motion** was made by Secretary Krahulik and seconded by Vice President Ishihara-Wong approved the September 24, 2018 regular board meeting minutes as amended. The motion carried unanimously.

V. REPORTS

A. Treasurer's Report

The Board, by general consent, accepted the July and August, 2018 financial statements subject to audit.

B. Managing Agent

The managing agent's report was reviewed as submitted and is on file.

(*Director Lew arrived at 6:07 PM*)

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. Pet Survey
- B. Flood Insurance

D. Executive Committee

There are no items to report.

E. Budget & Finance Committee (*Chair Taylor Nguyen, Members Joe Krahulik, Roy Howard, Russell Ryan*)

Chair Nguyen introduced Roy Howard to provide information regarding the budget process that was conducted this year.

F. Building, Grounds & Design Review Committee (*Chair Ryan Kamo*)

Chair Kamo noted that the committee is entertaining options for solar and photovoltaic options for the property.

G. Commercial Report

Commercial Representative Tyler Street introduced the new tenants in the commercial space that will be an upscale restaurant, bar. Street parking will be available for all patrons.

H. Governance Committee (*Chair Ching*)

There are no items to report.

I. Social Activities Committee (Chair Funakoshi)

Chair Funakoshi noted that a Halloween party is in the works and invites all owners to participate.

VI. OWNERS FORUM

Unit 3006: Roy Howard noted that the budget committee is working on an investment policy to present to the Board. Treasurer Nguyen also noted that an investment specialist can be available to attend a board meeting.

Unit 2806: Sandy Furuike requested information on when the committee received the draft budget to review.

VII. UNFINISHED BUSINESS

A. 2019 Budgets

A **motion** was made by Vice President Ishihara-Wong to approve the 2019 Commercial Budget with a 90% increase. The motion carried unanimously.

A **motion** was made by Treasurer Nguyen and seconded by Director Funakoshi to approve the 2019 Budget for the Midrise with an 18% increase. The motion carried unanimously.

A **motion** was made by Treasurer Nguyen and seconded by Director Kamo to approve the 2019 Budget for the Common with a 13% increase. There were six votes in favor with Director Ching opposed and Director Street abstaining. The motion carried.

A **motion** was made by Director Ching and seconded by Director Kamo to approve the 2019 Budget for the Tower for a 3% increase. The motion carried unanimously.

VIII. EXECUTIVE SESSION

President Wang adjourned the regular meeting in executive session at 7:10 PM for legal matters and resumed the regular session at 7:34 PM. The following items were determined:

A. Budget and Finance Committee Adjustment

A **motion** was made by President Wang and seconded by Vice President Ishihara-Wong to increase the Budget and Finance Committee to seven members. There were eight votes in favor with Treasurer Nguyen abstaining. The motion carried.

B. Task Force to Review Operations

A **motion** was made by President Wang and seconded by Director Funakoshi to appoint a task force to review the operations expenses and contracts. There were eight votes in favor with Treasurer Nguyen abstaining. The motion carried.

C. Nomination for Treasurer

A **motion** was made by President Wang and seconded by Director Funakoshi to nominate Director Funakoshi as Treasurer. There were seven votes in favor with Treasurer Nguyen opposed and Director Street abstaining. The motion carried.

Director Lew departed at 7:35 PM

IX. UNFINISHED BUSINESS

A. Unit 2502 – Appeal for Violations

A **motion** was made by President Wang and seconded by Secretary Krahulik to withdraw the guest registration violation, uphold the short term rental violations and fine, and uphold headlight violation. There were seven votes in favor with Director Nguyen abstaining. The motion carried.

B. Dog Owners who use the Dog Park

The Board recommended this item be assigned to the Building and Grounds Committee for review and recommendation to the Board.

X. NEW BUSINESS

A. HVAC Common Area Maintenance

A **motion** was made by Vice President Ishihara and seconded by Secretary Krahulik to provide notice of cancellation to the current vendor, Dorvin D. Leis and accept the proposal from Standard Sheet Metal for a total of \$15,391 per year. There were eight votes in favor with Director Nguyen abstaining. The motion carried.

Director Lew arrived at 7:46 PM

B. Lofts – Pedestrian Safety Striping and Signage

A **motion** was made by Director Ching and seconded by Secretary Krahulik to accept the recommendation from GM Guzman to add safety striping and signage for the Lofts parking lot for an amount not to exceed \$500. There were eight votes in favor with Director Nguyen opposed. The motion carried.

C. Staff Holiday Fund

A **motion** was made by Director Nguyen and seconded by Director Ching to approve the creation of a staff holiday fund. The motion carried unanimously.

XI. NEXT MEETING

The next regular Board of Directors meeting of AOOU The Collection will be at the call of the Board President or on **Thursday, November 29, 2018 at 6 PM, Onsite Tower Club Room.**

XII. 2018/2019 MEETING SCHEDULE (6 PM)

TBD, April 25, 2019 (*Annual Meeting 6 PM*)

XIII. ADJOURNMENT

President Wang adjourned the Regular Board of Directors' meeting at 7:56 PM.

Approved By:

Recording Secretary:

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