

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
OCTOBER 26, 2021**

**I. CALL TO ORDER**

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:06 PM via videoconference.

**II. ATTENDANCE**

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Debra Ishihara-Wong; Treasurer Sharon Gi, and Directors Rey Aguda, Henry Lew, and Sarah Mandeville

Excused: Directors Joe Krahulik and Edison Ting

Absent: None.

By Invitation: Debi Balmilero, CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup>, Management Executive, Hawaiiana Management Company, Ltd.; Mike Baker and Desmond Oliveira, The Collection Management

Guests: Unit 308, John McGowan; Unit 405, Lynette Fujimori; 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 2404, Priscilla Rodriguez; Unit 2702, John & Jennie Cheung; Unit 2803, Steve Shaw; Unit 2806, Sandy Furuike; Unit 2910, Gwen Young; Unit 3605, Jennifer Lin; Unit 3909, Pam Chan; Unit 3910, Darold Wong;

*(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 August 17, 2021 as presented and the Annual and Organizational Meeting Minutes of September 21, 2021 as presented.

**IV. REPORTS**

**A. Treasurer's Report**

The Board, by general consent, accepted the August and September 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. AOUO Insurance Renewal**

A **motion** was made by Director Aguda and seconded by Treasurer Gi to accept the 2021/2022 insurance renewal as presented. Mr. Steve Shaw volunteered to shop for insurance policies that would be better for the association. The motion carried unanimously.

**b. Hawaiian Telcom Cable/Internet Contract**

A **motion** was made by Director Lew and seconded by Director Aguda to accept the modified insurance requirements for self-insurance for the first \$1 million of any liability claim and to continue on a month to month basis following the expiration of the five year extension term ending on October 31, 2026. The motion carried unanimously.

c. Office Copier Renewal

A **motion** was made by Secretary Ishihara Wong and seconded by Director Aguda to accept the proposal from Ricoh for the renewal of the copier lease in the amount of \$179.85 per month for sixty months. The motion carried unanimously.

d. Roofing Inspections

This item was deferred.

e. High Risk Unit Inspections

This item was deferred.

f. Employee Assistance Program

This item was deferred.

g. 5th Floor Parking Entrance Door

A **motion** was made by Treasurer Gi and seconded by Secretary Ishihara Wong to ratify the replacement of the three pivot hinge assemblies from R. K. Oshiro Door Service, Inc. for the fifth and sixth floor garage entrance in the amount of \$2,931.94 per floor. 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 reviewed House Rule Section 6, referencing pets. He provided the new Board members with what the committee is reviewing. He noted that the committee will be providing the Board with the revisions that the committee plans to recommend.

F. Master Association Representative (General Manager)

No report at this time.

G. Social Committee

No report at this time.

V. OWNERS FORUM

None.

VI. 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 52.835588% in favor with 6.020621% opposed of the required 67% needed for approval. Reminders will continue to be sent.

B. Unit 2803: RFA 02-2021: Budget Reconciliation

This item was deferred.

VII. NEW BUSINESS

A. Owner Correspondence

None.

B. Board Member Resignation

Treasurer Joe Krahulik tendered his resignation from the Board of Directors. The Board, with regret, accepts his resignation and thanks him for his generous contributions to the community.

C. Board Member Appointment

President Funakoshi noted that the Board will entertain recommendations to be appointed to the Board at the next meeting. He invites anyone interested to submit their information to the onsite staff.

VIII. EXECUTIVE SESSION

The Board, by general consent, adjourned and reconvened into executive session at 7:50 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

The Board reviewed legal matters.

*ME Balmilero departed at 8:15 PM.*

B. Managing Agent Contract

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 **Tuesday, November 23, 2021** at 6 PM Onsite, Tower Club Room and Recreation Deck

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

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

XI. ADJOURNMENT

There being no further business, President Funakoshi adjourned the regular Board of Directors' meeting at 8:50 PM.

Approved By:

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Recording Secretary:

Debi Balmilero CMCA<sup>®</sup>, AMS<sup>®</sup>, PCAM<sup>®</sup>

Management Executive

Hawaiiana Management Co., Ltd.