

# NOTICE

## BOARD OF DIRECTORS' MEETING

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

DATE: **Tuesday, October 29, 2019**

TIME: **6 PM**

PLACE: **On-Site – Tower Club Room**

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# 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 September 17, September 23, and October 2, 2019

### **III. REPORTS**

A. Treasurer's -- September 2019 Financials (*Accept, Subject to Audit*)

B. General Manager's Report

- a. Employee Handbook
- b. Storm Drain Maintenance – *Review Proposals*
- c. Emergency Generator Servicing – *Review Proposals*
- d. Lobby Window Replacement – *Review Proposals*
- e. Trash Collection – Commercial Units

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

- a. Unit 401 Interest Rate
- b. Reserve Study
- c. Investments
- d. RFA 14-2019: Suspend Contributions to Tower Reserves Pending Dispute Resolution

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

- a. Tower Solar PV System (*Chair Funakoshi*)
  - 1. Written Consent – *Status Update*

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. RFA 23-2019: Amend Administrative Rules Re: Plants and other uses

G. Master Association Representative (*Joseph Krahulik*)

H. Social Committee -- *Halloween Party October 30, 2019*

### **IV. OWNERS FORUM**

### **V. UNFINISHED BUSINESS**

A. Written Consent

- a. Managing Agent Contract – *Status Update*

B. RFA 15-2019: Reconsideration of RFA Approval Regarding Pre-Mediation Conferences

### **VI. NEW BUSINESS**

A. RFA 24-2019: Prohibit Exec Sessions and Closed Meetings

B. RFA 25-2019: AOUC Community Forum

C. RFA 26-2019: Better Communication from Exec Sessions

D. RFA 27-2019: Advance Submissions before B&F Committee

E. Unit 2502: Intentional Wrongful Acts & Urgent Requests

F. Unit 708: Fitness Center Noise

G. Association Policy 115: Email Communications and Requests for Documents and Information

H.

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

A. Legal Matters

- a. RFA 21-2019: Behavior Unbecoming of a Board Director
- b. Requests for Waiver of Fees for Document Requests

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

November 19, January 28, 2020, February 25, 2020, March 31, 2020, and April 28, 2020 (*Annual Meeting 6 PM, Salt Barn*)

### **IX. ADJOURNMENT**