

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
THE COLLECTION
SEPTEMBER 28, 2017**

CALL TO ORDER

President Kraulik called the meeting to order at 6:00 p.m.

BOARD MEMBER ATTENDANCE.

Members Present: President Joe Kraulik, Vice President Henry Lew (*via video conference*), Secretary Howard Kam, Treasurer Taylor Nguyen, and Directors Sandra Billington, Carleton Ching, Ken Shimada and Ryan Kamo.

Members Absent: Director Lee Cranmer.

Present by Invitation: Jon McKenna, Management Executive, Hawaiiana Management
Al Guzman, General Manager, The Collection

MINUTES

Director Billington moved, seconded by Director Ching, to approve the Regular Meeting minutes of August 24, 2017 as submitted. The motion carried unanimously.

DEVELOPER'S REPORT

Developer representative Sandra Billington submitted and reviewed a written report.

MANAGEMENT REPORT

Management Executive McKenna submitted and reviewed a written report.

GENERAL MANAGER'S REPORT

GM Guzman submitted and reviewed a written report.

1. Annual Meeting Location – Tabled until we get closer to the Annual Meeting date.
2. 2nd Floor Parking Garage (Tower) and Midrise (Lofts) Mezzanine Door – Deferred. Expense will be incorporated into the 2018 budget and the Board will review upon review and approval of the budget.

TREASURER'S REPORT

The financial statements for July and August 2017 were accepted, subject to audit.

COMMITTEE REPORTS

- A. Executive Committee – No report.
- B. Budget & Finance Committee
 - a. 2018 Budget - ME McKenna reported the committee met on September 21st and will meet again prior to the October meeting to finalize budget recommendations for the Board's review at the October meeting.
- C. Design Review & Building Maintenance Committee – Chair Kamo reported no new design applications were received and, there are no pending applications.
- D. Governance Committee – Chair Kraulik reported the next Committee meeting is scheduled for next week Thursday, October 5th, 6:00 p.m., in the GM's outer office.
- E. Social Activities – Chair Billington reported the next event will be a Halloween event scheduled for Friday, October 27th.

UNFINISHED BUSINESS

- A. Tower Sub Meter Readings (Lost Data) – Deferred.
- B. Cellular Antenna Site – Deferred.

NEW BUSINESS

- A. Unit 2502, Violation Appeal – Treasurer Nguyen moved to waive the fine. As there was no second to the motion, the violation/fine remains as issued.
- B. Unit 3710, Violation Appeal – Deferred.
- C. Requests for Action (RFA)
 - a. AirBNB/VRBO Association Legal Communication – Treasurer Kam moved, seconded by President Krahulik, to approve authorizing the Association attorney, Chris Goodwin, to send a letter to Airbnb and VRBO to inform them AOUO The Collection does not permit short-term rentals and request they block reservations from being made at AOUO The Collection. The motion carried unanimously.
 - b. Online Portal for Unit Owners (Conasys) – Treasurer Kam moved, seconded by President Krahulik, to approve continuing the use of the Conasys warranty tracking program at a cost of \$14,070 for years 2 and 3 and \$4,690 for year 4 and beyond. All Directors voted in opposition. The motion failed.
 - c. Workshop, Storage – Director Ching moved, seconded by Director Kamo, to approve performing a study to determine actual Workshop usage. The motion carried unanimously. GM Guzman will communicate availability of the Workshop to all resident's, monitor over the next six to eight months, and report results back to the Board.

NEXT BOARD MEETING

The next Regular Board of Directors meeting will be held on Thursday, October 26, 2017, 6:00 p.m., in the 7th Floor Club Room.

EXECUTIVE SESSION – None.

ADJOURNMENT. The Meeting was adjourned at 7:21 p.m.

Submitted:

Jon McKenna
Jon McKenna

Board Approved On: November 2, 2017