

NOTICE

BOARD OF DIRECTORS' MEETING

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

DATE: **Tuesday, September 17, 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 Bahmlero, Management Executive, Hawaiiana Management Company; Mike Baker, General Manager; Desmond Oliveira, Office Manager

I. CALL TO ORDER

II. MINUTES

A. Meeting Minutes of August 27, 2019

III. REPORTS

A. Treasurer's – August 2019 Financials - *If available (Accept, Subject to Audit)*

B. General Manager's Report

- a. Construction Bin Replacement *(Review Proposal)*
- b. CPR/First Aid Course *(Review Proposal)*
- c. Garage Striping/Pavement Markings *(Review Proposals)*
- d. Midrise Drive Lane Sealcoating *(Review Proposal)*

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

- a. RFA 10-2019: Pay Off Loan on Unit Owned by AOOU & Record Votes
- b. 2020 Budgets
- c. Reserve Study Update *(Review Proposals)*

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

- a. Landscape Issues
- b. RFA 20-2019: Emergency Building Engineer Action: Insect Screens on Exhaust from Bathrooms and Dryers
- c. Door Bell Standard
- d. Tower Solar PV System *(Chair Funakoshi)*
 - 1. Written Consent *Status*

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

- a. RFA 12-2019: Terminate/Non-Renew Managing Agent Agreement
- b. RFA 17-2019: Prohibit Dogs and other Pets without a current vet health certificate

F. Commercial Units *(Chair Tyler Street)*

- a. Gas Line Addition *(Review Request)*

G. Master Association Representative *(Joseph Krahulik)*

IV. OWNERS FORUM

V. UNFINISHED BUSINESS

A. Written Consents

- a. Managing Agent Contract – *Status Update*

B. RFA 11-2019: Disposition and Voting Records (Names Required)

C. RFA 15-2019: Reinstate Reforms from Dr. Wang Presidency

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

VI. NEW BUSINESS

A. RFA 8/19/2019: Amend Administrative Rules: Re: Plants and other Uses

B. Debit Card

C. Hawaiiana Addendum A

D.

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

A. Legal Matters

- a. RFA 21-2019: Behavior unbecoming of a Board Director
- b. Account 2722-209: Arbitration

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

October 29, November 19, January 28, 2020, February 25, 2020, March 31, 2020, and April 28, 2020 *(Annual Meeting 6 PM, Salt Barn)*

IX. ADJOURNMENT