

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
AUGUST 9, 2023 AT 6:00 PM
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 6:00 p.m. via videoconference. A quorum was established at 6:07 p.m.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang, Directors Debra Ishihara-Wong, Kathryn Egan & Edison Ting

Absent/Excused: Secretary Sharon Gi (excused), Directors Henry Lew (excused) & Sarah Mandeville (excused)

By Invitation: Mike Baker, General Mgr., Desmond Oliveira, Exec. Mgr., The Collection
Michele Alueta, Community Manager (CM), Associa Hawaii

Guests: Unit 3404, Ruth Mizumoto; Unit 1010, Shirley Arakaki; Unit 2901, Norman Mizuguchi; Unit 2702, John Leung; Unit M403, Terry Yamamoto; Unit 2602, Charlie Hasenbeck; Unit 1910, Michael Lum; Unit 2910, Gwen & Greg Young; Unit 2006, Wendi Newman; Unit 405, Lynnette Fujimori.

III. ELECT TREASURER

President Funakoshi reported that the Board will need to elect a Treasurer, who does not need to be a Board member. Director Ishihara-Wong moved, seconded by Director Egan, to appoint Owner Gwen Young (#2910) as Treasurer. Greg Young (#2910) also volunteered to serve on the Budget & Finance Committee. The motion passed with unanimous consent.

IV. MINUTES

The minutes of the July 12, 2023 Regular Board Meeting and July 26, 2023 Special Board Meeting were approved as distributed, by unanimous consent.

V. REPORTS

A. Treasurer's Report

The Financial Reports for the month of June 2023 was presented by CM Alueta and accepted by the Board of Directors, subject to audit.

B. General Manager

The written report from the General Manager was presented and is on file with the management office.

1. Investment Table: GM Baker, President Funakoshi and VP Wang presented the Investment Table to the Board.
2. PEX Water Leak Procedure: GM Baker presented the PEX Water Leak Procedure to the Board. Recommendations will be reviewed and considered.

3. RFP for CCTV/Access Control System: GM Baker presented the RFP for CCTV & Access Control System to the Board. Upon receipt of two additional proposals, he will present the proposals to the Board for consideration.
4. 1938 Indochine Inquiry: 1938 Indochine is requesting permission to publicize a discount offer for the restaurant to Collection owners. The matter was referred to the Governance Committee. Committee Chair Wang requested that Executive Manager Oliveira present a draft of a policy on advertising business promotions in the newsletter.

C. Budget & Finance Committee (Chair – Greg Young, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Edison Ting, Sarah Mandeville)

1. CM Alueta gave a verbal update on the status of the 2024 Draft Budget.

D. Commercial Units Report (Chair Sarah Mandeville)

No report.

E. Governance Committee (Chair Wei-Kung Wang, Members: Kevin Kwan, Edison Ting, Darold Wong)

No report.

F. Master Association Representative (General Manager)

No report.

G. Social Committee

No report.

VI. OWNERS FORUM

Unit 1010 Shirley Arakaki: Requested that a STOP sign be added at the entrance of the parking structure. GM Baker to present a map of the location of the proposed STOP sign in the next Board Meeting for the Board to consider.

VII. UNFINISHED BUSINESS

A. Construction Defect Claims - Update: GM Baker reported there have been 57 PEX Leaks.

B. EV Charging Stations Proposals: GM Baker gave a verbal update on the HECO Charge Up Program. Director Egan moved, seconded by President Funakoshi, to approve to replace the existing 2 chargers with level 3 chargers for \$73,246 with a \$56,000 rebate (after rebate cost of \$17,246). The motion failed 2-3-0.

(YES: R. Funakoshi, K. Egan; NO: D. Ishihara-Wong, E. Ting, W. Wang; ABSTAIN: None)

C. 2024 Reserve Study: Director Egan moved, seconded by President Funakoshi, to authorize Management to obtain proposals for a Level 1 Reserve Study for Budget year 2025. The motion failed 2-3-0.

(YES: R. Funakoshi, K. Egan; NO: D. Ishihara-Wong, E. Ting, W. Wang; ABSTAIN: None)

D. Unit 401 Sale – Conversion of Parking/Storage to Common Element: This item was deferred.

VIII. NEW BUSINESS

None.

IX. EXECUTIVE SESSION

Hearing no objection, President Funakoshi adjourned the regular session to go into Executive Session at 7:14 p.m. to discuss the personnel matters and reconvened to regular session at 7:57 p.m.

The Board approved additional pay to Executive Manager Desmond Oliveira to provide temporary coverage for the Resident Specialist Supervisor position.

X. NEXT MEETING

The next Board of Directors' meeting will be on Wednesday, September 13, 2023 at 6 pm (*via Zoom*) and the Budget Meeting will be on Wednesday, August 23, 2023 via Zoom at 4 pm.

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:57 PM.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on September 13, 2023.