

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
AUGUST 14, 2024 AT 6:00 PM
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the meeting to order at 6:05 p.m. No quorum was established.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Directors Sarah Mandeville, Henry Lew, Shirley Arakaki & Treasurer (non-Board owner) Gwen Young.

Absent/Excused: VP Wei-Kung Wang (Excused), Secretary Sharon Gi (Excused), Directors Debra Ishihara-Wong (Excused), Edison Ting (Absent).

By Invitation: Mike Baker, General Mgr., Desmond Oliveira, Exec. Mgr., The Collection
Michele Alueta, Community Manager (CM), Associa Hawaii
Gail Slawson-Eich, Ocean Head Solar & Electric

Guests: Unit 2803, Steve Shaw; Unit 3608, Sachiko Trillo; Unit 4307, Cliff Ishigaki; Unit 2601, Ahe-Yong Lee; Unit 405, Lynette Fujimori; Unit 708, Gerald Nakamura; Unit 3404, Ruth Mizumoto; Unit 3301, Jason Uchida.

III. INVITED GUEST – GAIL SLAWSON-EICH/ OCEAN HEAD SOLAR & ELECTRIC

Gail Slawson-Eich of Ocean Head Solar & Electric attended the meeting to provide the status of the installation of the new EV Chargers. The installation of the chargers is expected to be completed by Monday, 8/19/24 and operational by Tuesday, 8/20/24. She reviewed requirements for the rebate and advised the Board of decisions they need to make before the EV Chargers can be used. She also explained options for Orange “Smart” Outlets that may be installed in parking stalls for residents to plug in a Level 1 EV Charger. She departed the meeting at 6:46 p.m.

IV. MINUTES

The minutes of the July 10, 2024 Regular Board Meeting was deferred until the next Board Meeting due to no quorum.

V. REPORTS

A. Treasurer’s Report

CM Alueta reviewed the Financial Reports for the months of May & June 2024. This item was deferred until the next Board Meeting due to no quorum.

B. General Manager

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

1. EV Charging Station: Reviewed by Gail Slawson-Eich with Ocean Head Solar & Electric. GM Baker reported that there was a change order for \$1,895.25 to extend the electrical conduit.

2. Employee Handbook Revision: GM Baker presented the Attorney reviewed Revised Employee Handbook incorporating the approved transition from vacation/sick leave to PTO hours and added holidays. This item was deferred due to no quorum.
3. PLC Relay Pump Module: GM Baker reported an emergency repair for \$1811.65 to replace the failing PLC Relay Pump Module. This was approved due to the urgent nature and will be ratified in the next Board Meeting.

- C. Budget & Finance Committee (Chair – Gwen Young)
CM Alueta reported the Budget Committee met on August 7, 2024 to review the 2025 Budget Drafts.
- D. Commercial Units Report (Chair Sarah Mandeville)
No report.
- E. Governance Committee (Chair Wei-Kung Wang)
No report.
- F. Master Association Representative (General Manager)
GM Baker reported the Master Association cleaned the monument at Ala Moana Blvd and South Street.
- G. Social Committee
No Report.

VI. OWNERS FORUM
None.

VII. UNFINISHED BUSINESS

- A. Construction Defect Claims - Update: President Funakoshi reported that a Construction Defect Claim Update was mailed to all owners. GM Baker reported that there have been 99 PEX Leaks reported so far, including 3 in July and 1 in August.
- B. 2025 Budget & Reserve Study: The next Budget Committee Meeting is scheduled for 4pm on August 28, 2024 via Zoom.

VIII. NEW BUSINESS

- A. Unit 401 Sell Unit or Keep Unit/Pay-off Loan: This item was deferred due to no quorum.

IX. EXECUTIVE SESSION
None.

X. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on Wednesday, September 11, 2024 at 6 pm and the next Budget Committee Meeting will be on Wednesday, August 28, 2024 at 4pm (both via Zoom).

XI. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:02 p.m.

Submitted by:

Michele Alueta,

Recording Secretary, Associa Hawaii

Approved by the Board of Directors on September 11, 2024.