

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
FEBRUARY 12, 2025 AT 6:00 PM  
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the meeting to order at 6:00 p.m. Quorum was established.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang, Secretary Sharon Gi, Treasurer Gwen Young, Directors Debra Ishihara-Wong, Shirley Arakaki and Sarah Mandeville.

Absent: Directors Edison Ting & Henry Lew.

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

Guests: Unit 2207, Irene Masuoka; Unit 4203, T.H. Ong; Unit 3404, Ruth Mizumoto; Unit 1910, Mike Lum; Unit 1406, Chris Fong; Unit 4302, Paul Hallin; Unit 708, Gerald Nakamura; Unit 4009, Peter Van Buren; Unit 2803, Steve & Yuan Shaw; Unit 910, Ahmad Sadri; Unit 2601, Laurie Lee.

III. MINUTES

By unanimous consent, the minutes of the January 8, 2025 Regular Board Meeting was approved.

IV. REPORTS

A. Treasurer's Report

CM Alueta reported that the Financial Report for the month December 2024 will be presented in the next Board Meeting due to a few expense line items that need to be reclassified to other general ledger codes.

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. Lobby Refresh (Soft Goods) – GM Baker gave an update on this project. CIH Designs is in the process of completing the design plan for the high-profile common areas and amenities, including furniture & soft goods for the lobby and cabanas. A design proposal will be presented to the Board once the design plan is complete.
2. EV Orange Smart EV Plugs – GM Baker presented the Level 1 and Level 2 Orange Smart EV Outlets Options for owners from Ocean Head Solar & Electric and reminded owners that there is an EV Charging Systems Installation Policy (adopted 11/19/2019). He will work with Ocean Head Solar & Electric to obtain answers to some of the owner's questions. A Load Study will need to be completed prior to approving installations.

3. Obstruction Roof Light Proposal – Treasurer Young made a motion to approve the proposal from American Electric for \$15,508, including tax, to replace 2 aircraft warning lights on the roof. Seconded by Director Mandeville, the motion passed by unanimous consent. The Board also requested that this item be added to the Reserve Study for 2026.
4. A/C Replacement – Director Arakaki made a motion to approve the proposal from Heide & Cook to replace the A/C unit in the trash room for \$5131. Seconded by Secretary Gi, the motion passed by unanimous consent.

C. Budget & Finance Committee (Chair – Gwen Young)  
No report.

D. Commercial Units Report (Chair Sarah Mandeville)  
Chair Mandeville reported that they are waiting for the plumber to do an assessment of the drain to determine the cause of sewer odor in Bar Maze/Dry Bar sinks. She also reported that she received another complaint about the ponding in the parking stalls. GM Baker confirmed that the staff does work to clear the ponding water when the rain stops and will keep Sarah updated. GM Baker advised that he sent a letter to the manager of the Commercial 3 unit to clean the mess in the garage and trash bins but did not hear a response by today’s deadline. The Board is in support of the association cleaning the area and charging the cost back to the Commercial 3 unit owner.

E. Governance Committee (Chair Wei-Kung Wang)  
No report.

F. Master Association Representative (General Manager)  
GM Baker reported that he attended he Kaialulu ‘O Kaka’ako Annual Meeting on 1/29/2025 and there was discussion about developing Mother Waldron Park and status on the OHA Kakaako Makai Development.

G. Social Committee  
No report.

V. OWNERS FORUM  
2803/ Shaw:

Y. Shaw asked questions about the meter reading company (Ikehu Solutions) and their fees passed on to owners. CM Alueta advised the fees paid to Ikehu Solutions is paid by the Association as a common expense (Tower, Midrise) and are not billed to individual owners. EM Oliveira also advised that the electricity rate is per the agreement between the Association and Ikehu Solutions.

VI. UNFINISHED BUSINESS

A. Construction Defect Litigation Update – President Funakoshi presented an update on the litigation. A Town Hall Meeting will be held on March 12, 2025 at 5:00 p.m. before the Board Meeting. Treasurer Young moved to authorize President Funakoshi and VP Wang, with Treasurer Young as an alternate, to tentatively approve any settlement offers during negotiations as recommended by the Litigation Attorney. Seconded by Secretary Gi, the motion was approved by majority consent (5-1-1).

*In favor – R. Funakoshi, W. Wang, S. Gi, G. Young, S. Arakaki.*

*Opposed – D. Ishihara-Wong*

*Recused – S. Mandeville*

- B. Special Assessment for Excess Hurricane Insurance Premium (Update) – CM Alueta gave a verbal update on the Special Assessment processing. The Board approved consulting with the Association Attorney Chris Goodwin & Insurance Agent Sue Savio on changing the bylaws to decrease limits for Hurricane Insurance coverage and for this item to be added to the next Board Meeting Agenda.
- C. Lofts Electric Meter Cross Wiring Test & Letters – VP Wang moved to approve charging 3 Midrise owners for electricity used but not billed due to meter reading errors. Seconded by Treasurer Young, the motion passed by unanimous consent. GM Baker reported that he will be submitting a proposal to replace meter equipment in the next meeting.

VII. NEW BUSINESS

- A. 2025 Annual Meeting – April 9, 2025 – CM Alueta gave a report on the upcoming 2025 Annual Meeting. Parliamentarian Rachel Glanstein has been confirmed to attend the meeting, there are 3 Board positions up for re-election (D. Ishihara-Wong, E. Ting & G. Young) and the meeting notice will be mailed out by the end of February.

VIII. EXECUTIVE SESSION

None.

IX. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on Wednesday, March 12, 2025 at 6 pm (via *Zoom*), (Town Hall Meeting starts at 5 pm), and the 2025 Annual Meeting is on Wednesday, April 9, 2025 at 6pm at the 7<sup>th</sup> floor Recreation Deck.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:18 p.m.

Submitted by:

Michele Alueta,  
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on March 12, 2025.