

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
FEBRUARY 13, 2024 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 6:23 p.m.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang, Directors Henry Lew (joined 6:23 p.m.), Kathy Egan, and Sarah Mandeville (joined 6:17p.m.), Treasurer (non-Board owner) Gwen Young

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

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

Guests: Unit 2601, David Yang; Unit 4307, Cliff Ishigaki; Unit 909, Erin Oda; Unit 2005, Henry Taw; Unit 3306, Hiroko McCamey; Unit 902, Joann Takamura; Unit 2010, Michelle Leung; Unit 1010, Shirley Arakaki; Unit 1310, John Parkinson; Unit 2404, Priscilla Rodriguez; Unit 2602, Charlie Hasenbeck.

III. MINUTES

There being no corrections, the minutes of the January 10, 2024 Regular Board Meeting was approved by unanimous consent.

IV. REPORTS

A. Treasurer's Report

The Financial Report for the month of December 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 by GM Mike Baker and is on file with the management office.

1. Lobby Door and Tower Garage Door Upgrade: GM Baker gave a report on proposal from Alana Buick & Bers (ABB) to evaluate all the doors, including the lobby & port cochere doors. He recommended requesting a revised proposal from ABB to only evaluate the 3 doors which need repairs and will ask them to include a price cap on total cost of time and materials.
2. Kaiaulu 'O Kakaako Wayfinding Report: GM Baker gave a report on the Wayfinding report received from Kaiaulu 'O Kakaako, which is pending city approval.

3. Indochine EV Charging Station Proposal: GM Baker presented the proposal from the Commercial owner to install their EV Charging Station. He recommended the board review updated proposals for the Association to upgrade their own existing charging stations before deciding. This item was deferred until the next meeting when the Board can review the updated proposals.

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

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 has a planned Keiki Event and planning for new signage and banners.

G. Social Committee
No report.

V. OWNERS FORUM

2404: Priscilla Rodriguez asked why the Board Meetings sometimes do not have the necessary board members in attendance to achieve quorum. President Funakoshi requested a review of the unexcused absences and for owners to volunteer to join the Board in the 2024 Annual Meeting.

VI. UNFINISHED BUSINESS

A. Construction Defect Claims - Update: GM Baker reported there have been 74 PEX Leaks and that a mediation was held in December 2023 and a Town Hall Meeting on February 6, 2024.

B. Unit 401 Sale – Conversion of Parking/Storage to Common Element: CM Alueta presented the revised proposal from Felice Valmas CPA to do a financial analysis on unit #401. Director Egan moved to approve the proposal from Felice Valmas CPA for \$1,500 plus tax. Seconded by Director Mandeville, the motion carried unanimously.

C. Complaint – Aggressive Pets Formal Complaint: GM Baker gave an update on this item. The Board requested to ask the owners for their vet to give recommendations on what can be done to prevent another incident from occurring.

GM Baker departed the meeting at 5:51 p.m.

VII. NEW BUSINESS

A. Video Footage Release Request: EM Oliveira presented request from owner of Unit 1810 to release video footage. The request was denied for lack of a motion.

B. 2024 Annual Meeting – April 10, 2024: President Funakoshi reported the 2024 Annual Meeting is scheduled for April 10, 2024 to be held in the 7th floor recreation deck and that there will be 3 board

member terms expiring (R. Funakoshi, W. Wang & H. Lew) and 1 vacancy for the Midrise that need to be filled.

VIII. EXECUTIVE SESSION

President Funakoshi moved to adjourn the regular session to go into Executive Session at 6:38 p.m. to discuss legal matters. Seconded by Director Lew, the motion passed unanimously. The Board adjourned the Executive Session and reconvened to regular session at 6:46 p.m.

IX. NEXT MEETING

The next Board of Directors meeting will be on Wednesday, March 13, 2024 at 6 pm (*via Zoom*).

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 p.m.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

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