

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 10, 2024 AT 5:30 PM
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOUO The Collection to order at 5:33 p.m. via videoconference.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang, Directors Debra Ishihara-Wong, Edison Ting (departed at 6:27 p.m.), Kathy Egan, and Sarah Mandeville (joined 6:00 p.m.)

Absent/Excused: Secretary Sharon Gi, Director Henry Lew & Treasurer (non-Board owner) Gwen Young (Excused).

By Invitation: Mike Baker, General Mgr., Desmond Oliveira, Exec. Mgr., The Collection
Michele Alueta, Community Manager (CM), Associa Hawaii
Christopher Goodwin, Association Attorney
Kenneth Kasdan & Chris Hikida, Kasdan Turner Thomson Booth LLC

Guests: Unit 909, Erin Oda; Unit 4307, Cliff Ishigaki; Unit M403, Terry Yamamoto; Unit 1009, Deborah Kuhls; Unit 3909, Pam Chan; Unit 1810, John Lee; Unit 1010, Shirley Arakaki; Unit 2009, Tim Brown; Unit 405, Lynette Fujimori; Unit 4301, Demir Abdurrasid.

III. EXECUTIVE SESSION

Hearing no objections, President Funakoshi adjourned the regular session to go into Executive Session at 5:34 p.m. to discuss legal and contract matters and adjourned at 6:07 p.m.

Christopher Goodwin, Kenneth Kasdan and Christopher Hikida departed the meeting at 6:04 p.m.

IV. REGULAR SESSION

President Funakoshi called the regular session back to order at 6:09 p.m.

V. INVITE GUESTS

Kaiaulu 'o Kaka'ako Owners Association Board President Bob Oda and Manager Leslie Chang attended the Board Meeting to answer the Board's questions about the large increase in Maintenance Fees, 2024 Budget and future expenses. They agreed to put together an exhibit of the initial concept and share it with the Board. They departed the meeting at 6:34 p.m.

VI. MINUTES

By unanimous consent, the minutes of the November 8, 2023 Regular Board Meeting was approved.

VII. REPORTS

A. Treasurer's Report

The Financial Report for the month of October 2023 & November 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 his meeting with the architect regarding the Lobby auto doors. He will present this information to Kenneth Kasdan & Chris Hikida. An official design recommendation will require a proposal.
2. Soft Good Repairs Budget 2023 through 2024: GM Baker gave a report on carrying over the 2023 reserve budget for Soft Goods Repairs of furniture cushions into 2024. There were no objections from the Board.
3. EV Stations Installation by Commercial Unit Owner: GM Baker reported that Commercial #3 & #4 owner is willing to install new EV Chargers and allow The Collection residents use it during off peak hours if the Association agrees to cover 50% of the cost. GM Baker will request a copy of the proposal to present to the Board.

C. Budget & Finance Committee (Chair – Greg Young, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Edison Ting, Sarah Mandeville) No Report.

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 The Board and GM acknowledged Executive Manager Oliveira for the successful Holiday Event held on December 13, 2023.

VIII. OWNERS FORUM

4301: Demir Abdurrasid reported that residents park in his stall and that the current fines are not sufficient to deter this situation. GM Baker to speak to his team to monitor this on the surveillance cameras.

1009: Debora Kuhls requested updated information on the construct defect case. President Funakoshi gave a brief update and advised that they will ask the attorney to schedule a Town Hall Meeting to provide an update to the owners.

1810: John Lee requested video footage of his wife slipping by the front door so he can forward to his insurance agent. This item will be added to the agenda for the next Board Meeting.

1010: Shirley Arakaki asked if residents who rent the cabana or clubroom are required to sign a disclaimer or waiver. EM Oliveira confirmed an agreement is required to reserve the rooms. GM Baker will also have the maintenance team check the pool gate latch.

405: Lynette Fujimori thanked EM Oliveira and GM Baker for completing the backflow inspection and noticed that the gurgling in the pipes have decreased.

IX. UNFINISHED BUSINESS

A. Construction Defect Claims - Update: GM Baker reported there have been 71 PEX Leaks reported. On 1/9/24 after heavy rains GM Baker reported two leaks in tower garage to our legal team handling the construction defect case. They immediately responded and did a thorough investigation of leaks/puddling on all tower garage floors.

B. Unit 401 Sale – Conversion of Parking/Storage to Common Element: CM Alueta presented a proposal from Felice Valmas CPA to do a financial analysis on unit #401. The item was deferred pending a Board request to reduce the proposal price from \$1900 to \$1500.

C. Complaint – Aggressive Pets Formal Complaint: GM Baker will discuss options to prevent another occurrence with aggressive pets with the owner of unit #1802.

X. NEW BUSINESS

A. Reserves Investments & Reserve Study: President Funakoshi moved, seconded by VP Wang, to use one investment firm to manage the reserve funds and to consolidate all accounts to Morgan Stanley. The motion carried unanimously. The Board deferred the decision to do a Reserve Study until the May Board Meeting.

XI. NEXT MEETING

The next Board of Directors meeting will be on Wednesday, February 14, 2024 at 6 pm (*via Zoom*).

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:52 p.m.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on February 13, 2024.