

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 14, 2026 AT 6:00 PM
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

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

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Vice President Wei-Kung Wang, Secretary Sharon Gi, Treasurer Gwen Young, Directors Debra Ishihara - Wong, Henry Lew, Shirley Arakaki & Edison Ting.

By Invitation: Mike Baker, General Mgr, The Collection
Desmond Oliveira, Executive Mgr., The Collection (departed 6:15 p.m.)
Michele Alueta, Community Manager (CM), Associa Hawaii

Guests: Unit 3309: Anna Kajiwaru; Unit 2601: Laurie Lee; Unit 4307: Cliff Ishigaki; Unit 2803: Steve Shaw; Unit 3404, Ruth Mizumoto; Unit 2207: Irene Masuoka; Unit 4208: Shu Sullivan; Unit 1301: Dana Ritchey; Unit 1210: Soojin Jun; Unit 405: Lynette Fujimori; Unit 1406: Chris Fong; Unit 708: Gerald Nakamura; Unit 4301: Demir Abdurrasid; Unit 2404: Priscilla Rodriguez; Unit 1507: Trung Le; Unit 808: Saiman Lun.

III. MINUTES

There being no corrections, the minutes of the November 12, 2025 Regular Board Meeting was approved as distributed.

IV. REPORTS

A. Treasurer's Report

Treasurer Young reviewed the October & November 2025 Treasurer's & Financial Reports. The reports were accepted, subject to audit.

B. General Manager's Report

1. Commercial Parking Driveway/Garage Assessment by INTERA – It was moved by Treasurer Young, seconded by President Funakoshi, to select Option 1 of INTERA's proposal for Parking lot repaving, rebuilding portion of the curb, ramp and transitions, doorway drainage mitigation and restriping for a total of \$109,000, to be paid out of the reserve account. The motion passed by unanimous consent.
2. EV Orange Load Study – GM Baker requested the Board defer this until the next Board Meeting to give him time to research the new pricing offered by OceanHead and the Hawaii Energy rebates. This item was deferred.

3. Contracted Security Emergency Coverage – It was moved by Director Ishihara-Wong, and seconded by VP Wang, to approve the proposal from Staffing Solutions Hawaii to provide janitors at \$33/hour, building maintenance workers at \$31.35/hour and Security/RS workers at \$30/hour, as needed, subject to attorney review. The motion passed by unanimous consent.
4. AED License Renewal – GM Baker reported that the AED License was renewed for 2026 for \$758.67.
5. Club Room Lighting Replacement – It was moved by Director Arakaki, and seconded by Treasurer Young, to approve the proposal from the Light Bulb Source Hawaii for 15 new light fixtures for the Club Room for a total cost of \$5,547.45 plus tax. The motion passed by unanimous consent.
6. Yoga Room Mirror Replacement – It was moved by Director Ishihara-Wong, and seconded by Director Arakaki, to approve the proposal from Bluewater Glass to replace the broken mirror in the Yoga Room for \$2,579. The motion passed by unanimous consent.
7. Pool & Rec Deck Loungers & Sofa Fabric & Cushions Replacement – It was moved by Treasurer Young, and seconded by Director Arakaki, to approve the proposal from VRS Upholstery to reupholster 2 outdoor love seat cushions, seats and backs and 1 chair cushion, seat and back with Sunbrella Action Linen for \$3,424.08. The motion passed by unanimous consent.
8. Fire System Maintenance Contract - It was moved by Director Ting, and seconded by Secretary Gi, to approve the proposal from Pacific Detection for yearly Fire System Testing, Inspection and Maintenance for \$31,325 plus tax per year. The motion passed by unanimous consent.

C. Budget & Finance Committee (*Chair – Gwen Young*)

The 2027 Budget preparation will begin in late July. Unexpected expenses will be flagged.

D. Governance Committee (*Chair Wei-Kung Wang*)

No Report.

E. Master Association Representative (*General Manager*)

GM Baker will attend the Master Association Annual & Board Meeting on January 29, 2026.

- 1.) GM Baker will keep the Board updated on the status of the Master Association's Wayfinding Signage Plan.

F. Social Committee

President Funakoshi commended EM Oliveira on another successful Holiday Party.

V. OWNERS FORUM

None.

VI. UNFINISHED BUSINESS

- A. Construction Defect Litigation Update – GM Baker and President Funakoshi gave a verbal update. FAQs will be posted on the association’s website for owners’ review.
- B. RFP – Consultant/Project Manager for PEX Leak Repairs – It was moved by Treasurer Young, and seconded by VP Wang, to approve the selection of the Bergeman Project Group to provide Consulting and Project Management services for the PEX Pipe Repairs/Replacement Project, subject to attorney review. The motion passed by unanimous consent.
- C. Written Consent for Proposed Bylaw Amendment to Repair Individual Units – CM Alueta reported that the written consent for the proposed bylaw amendment to repair individual units passed with 67.2185174% of owners in favor and 1.434507% against and .294688% abstained.
- D. Collection Policy & Priority of Payment Resolution – It was moved by VP Wang, seconded by President Funakoshi, to approve the Collection Policy that requires Board Approval only and the Priority of Payment Resolutions, as presented by the association attorney. The motion passed by unanimous consent.
- E. Level 1 Reserve Study Proposal for 2027 Fiscal Year – It was moved by Treasurer Young, and seconded by Director Arakaki, to approve the Level 1 Reserve Study Proposal from Associa Hawaii Reserve Study Division for the 2027 Budget year for \$6,500 plus tax. The motion passed by unanimous consent.

VII. NEW BUSINESS

- A. Owner/Resident Satisfaction Survey – It was moved by Secretary Gi, and seconded by Treasurer Young, to approve and distribute via email the Owner/Resident Satisfaction Survey. The motion passed by unanimous consent.

VIII. EXECUTIVE SESSION

None.

IX. FUTURE BOARD MEETING

The next Regular Board of Directors’ meeting will be on Wednesday, February 11, 2026 at 6 pm (via Zoom).

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on March 11, 2026.