

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
JUNE 12, 2024 AT 6:00 PM  
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the Board of Directors meeting for AOOU The Collection to order at 6:00 p.m. via videoconference. A quorum was established at 6:02 p.m.

II. ATTENDANCE

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

Absent/Excused: Director Henry Lew (Excused), Director Kathy Egan (Excused) & 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

Guests: Unit 3404, Ruth Mizumoto; Unit 2601, Laurie Lee; Unit 3202, Jay Katz; Unit 2803, Steve Shaw; Unit 2302, Russell Ryan; Unit 909, Erin Oda; Unit M212, Betty Gamundoy; Unit 4307, Cliff Ishigaki; Unit 1910, Michael Lum; Unit 405, Lynette Fujimori; Unit M403, Terry Yamamoto; Unit M218 Alice Chang; Unit 4202, Debra Michaels.

III. MINUTES

There being no corrections, the minutes of the May 8, 2024 Regular Board Meeting and April 10, 2024 Organizational Meeting were approved as distributed by unanimous consent.

IV. REPORTS

A. Treasurer's Report

The Financial Report for the month of April 2024 was presented by CM Alueta and accepted by unanimous consent, 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. EV Charging Station: GM Baker gave a verbal update on the new EV Charging Stations. He confirmed the project is eligible for the rebate and delivery is due in 4 to 6 weeks. He is researching options for installing outlets in the stalls and will present a report in the next Board Meeting.
2. Blue Tree Liquor License: GM Baker reported that there will be a hearing held on June 27, 2024 to voice opinions on Blue Tree's application for a liquor license. VP Wang, seconded by Director Ting, to send a letter to the Liquor Commission recommending denial of liquor license to Blue Tree. The motion passed 5 -2-0.

Approved: R. Funakoshi, D. Ishihara-Wong, W. Wang, E. Ting, S. Arakaki

Opposed: S. Gi, S. Mandeville

Abstained: None

3. ISS Fire System Testing: Director Ishihara-Wong moved, seconded by VP Wang, to approve the renewal of the agreement with Island Signal & Sound (ISS) for \$34,129 plus tax for 2025 fire system testing. The motion passed unanimously.

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)

Chair Wang gave a brief verbal report regarding attending the Master Association meeting and recommended owners attend meetings.

F. Master Association Representative (General Manager)

GM Baker gave a verbal report.

G. Social Committee

No Report.

V. OWNERS FORUM

3202: Jay Katz asked Director Mandeville about the ponding water in the commercial parking stalls. Director Mandeville confirmed the staff has been removing the ponding water from the stalls.

1010: Shirley Arakaki asked about Towing Signage in the parking garage. EM Oliveira confirmed there are signs. She also asked about the damage to the walls caused by the car accident in the parking garage. GM Baker gave an update.

2803: Steve Shaw thanked GM Baker for the update on the new EV Charging Stations and offered his assistance to provide information on a solar project, if needed.

2302: Russell Ryan asked about the interest rate on the reserve fund accounts. CM Alueta to review and provide a response.

VI. UNFINISHED BUSINESS

A. Construction Defect Claims - Update: GM Baker reported the next mediation is scheduled for 6/21/2024. There have been 84 PEX Leaks. President Funakoshi advised that the Board would schedule a Town Hall Meeting when the attorney has an update to share with the owners.

B. Unit 401 Sale – Conversion of Parking/Storage to Common Element: The Board will review the financial analysis report on unit #401 from Felice Valmas CPA and forward questions to CM Alueta.

VII. NEW BUSINESS

- A. 2025 Budget & Reserve Study: The Board deferred decision to do a 2025 Reserve Study until the next Board Meeting.

VIII. EXECUTIVE SESSION

None.

I. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on Wednesday, July 10, 2024 at 6 pm (*via Zoom*).

II. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:09 p.m.

Submitted by:

Michele Alueta,  
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on **July 10, 2024**.