

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
MARCH 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 AT 6:02 p.m.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang, Treasurer Gwen Young, Directors Debra Ishihara-Wong, Shirley Arakaki, and Henry Lew.

Absent: Secretary Sharon Gi & Directors Edison Ting & Sarah Mandeville.

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

Guests: Unit 1009, Deborah Kuhls; Unit 4307, Cliff Ishigaki; Unit 2404, Priscilla Rodriguez; Unit 3404, Ruth Mizumoto; Unit M417, Ariel Ashe; Unit 3301, Jason Uchida; Unit 405, Lynette Fujimori.

III. MINUTES

By unanimous consent, the minutes of the February 12, 2025 Regular Board Meeting was approved.

IV. REPORTS

A. Treasurer's Report

CM Alueta gave a report on the December 2024 Financial Report and reported that the Common Operating account will need to pay back the Tower Operating, Tower Reserve and Common Reserve accounts since those funds were used to pay the 2024-2025 insurance premiums, which are a Common operating expense. CM Alueta will keep the Board updated. The December 2024 Financial Report was accepted, 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. Fire Alarm System Service & Corrective Work – Treasurer Young moved to accept the proposal from Elite Fire Services Inc. for \$6,053.40 to replace the circulation relief valves on the 38<sup>th</sup> and 21<sup>st</sup> floors. Seconded by Director Arakaki, the motion passed by unanimous consent. VP Wang moved to accept the proposal from Elite Fire Services Inc. for \$4,319.37 to conduct a monthly fire pump churn (\$375/month). Seconded by Treasurer Young, the motion passed by unanimous consent. EM Oliveira reported that this monthly service will be included in the new contract when it renews.
2. Electric Meter Replacements – Director Lew moved to approve Ikehu Utility Solutions' proposal to replace the electrical meter on the 32<sup>nd</sup> floor for \$3,136.83. Seconded by Director Ishihara-Wong, the motion passed unanimously.

3. Lobby Refresh (Soft Goods) – EM Oliveira presented the CIH Designs’ proposal for the Lobby Refresh. The total estimate is under budget at \$82,000 for the Tower renovations and \$6000 for the Midrise (total \$88,000). Treasurer Young moved to accept the design proposal. Seconded by Director Ishihara-Wong, the motion passed by unanimous consent. EM Oliveira to ask about the durability of the fabric and the possibility to switch out the two white chairs for a different color. He will also check the dimmer switch in the Club Room as the lights are very dim.
4. EV Orange Smart EV Plugs – GM Baker reported that Ocean Head Electric was contacted to provide cost proposals for Load Testing and Drawings for the owner’s installation. He will provide an update in the next Board Meeting.

- C. Budget & Finance Committee (Chair – Gwen Young)  
No report. Chair/Treasurer Young requested the report in advance to allow her adequate time to review the report before the meeting.
- 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 that there will be a Keiki Street Fest on March 29, 2025 from 10 a.m. to 2 p.m.
- G. Social Committee  
EM Oliveira will provide Easter treats.

V. OWNERS FORUM

- M417/ Ashe: Expressed concerns about being asked to leave the party by a Board member because of her large dog.- Not sure if we should include.
- 2404/ Priscilla Asked if there are plans to clean or replace the carpets in the high traffic areas by the garage doors. GM Baker reported that they have increased the frequency of the cleanings and EM Oliveira will follow up on quotes from American Carpeting that was requested.
- 1010/Arakaki: Requested a STOP sign be installed on the wall/pillar of 2<sup>nd</sup> floor parking garage. EM Oliveira will check to see if there’s room to install a sign.

VI. UNFINISHED BUSINESS

- A. Construction Defect Litigation Update – GM Baker reported that there have been 120 PEX leaks reported to date and that the next Mediation hearing is scheduled for March 25, 2025.

VII. NEW BUSINESS

- A. Hurricane Insurance Premium – Bylaws Amendment – VP Wang gave a verbal report on his discussion with Insurance Agent Sue Savio regarding associations selecting full hurricane

insurance coverage. The Board will look into options for Insurance Companies during the 2026 Budget preparation.

VIII. EXECUTIVE SESSION

Director Ishihara-Wong moved, seconded by VP Wang, to adjourn the regular session to go into Executive Session to discuss personnel matters. Hearing no objections, the Board adjourned the regular session to go into Executive Session at 7:06 p.m. and reconvened to regular session at 7:28 p.m.

IX. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on Wednesday, May 14, 2025 at 6 pm (via *Zoom*), 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 7:28 p.m.

Submitted by:

Michele Alueta,  
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on \_\_\_\_\_.