

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
MARCH 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.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang (joined 6:44 p.m.), Directors Debra Ishihara-Wong, Edison Ting, Kathy Egan and Sarah Mandeville, Treasurer (non-Board owner) Gwen Young

Absent/Excused: Secretary Sharon Gi (Excused), Directors Henry Lew (Excused)

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

Guests: Unit 3202, Jay Katz; Unit M315, Karen Mukai; Unit 1906, Timothy Lyons; Unit 2110 Rijia Fang; Unit 3805, Mike Luther; Unit 1203, Ratcliff Lee; Unit 2009, Tim Brown; Unit 4307, Cliff Ishigaki; Unit 4003, Corinne Lee; Unit 4301, Demir Abdurrasid; Unit 2910, Greg Young; Unit 1910, Michael Lum; Unit 3306, Hiroko McCamey; Unit 3309, Pam Chan; Unit 1810, John Lee; Unit 1010, Shirley Arakaki; Unit 1009, Deborah Kuhls; Unit 2404, Priscilla Rodriguez.

III. MINUTES

There being no corrections, the minutes of the February 13, 2024 Regular Board Meeting was approved as distributed by unanimous consent.

IV. REPORTS

A. Treasurer's Report

The Financial Report for the month of January 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. Lobby Door and Tower Garage Door Upgrade: GM Baker reported that he requested a revised proposal from ABB to evaluate the two lobby doors which need repairs, to include a price cap on total cost of time and materials. This item was deferred pending receipt of proposal.
2. EV Charging Station Updated Proposals: President Funakoshi moved, seconded by Director Egan, to approve the proposal from Ocean Head Solar & Electric to replace the two current Level 2 EV Chargers to two Level 3 EV chargers for \$75,131, tax included, with an estimated

Hawaii Energy Rebate of \$56,000 (\$28,000 per charger) resulting in an estimated total system cost after rebates of \$19,131. The motion passed 3-2-0.

(YES: R. Funakoshi, K. Egan; S. Mandeville. NO: D. Ishihara-Wong, E. Ting; ABSTAIN: None)

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

No Report. Chair Gwen Young will schedule a call with CM Alueta to review questions about the Financial Report.

D. Commercial Units Report (Chair Sarah Mandeville)

No report. Chair Mandeville noted that A&B will be upgrading its Commercial EV charging stations to Level 3.

E. Governance Committee (Chair Wei-Kung Wang)

No report.

F. Master Association Representative (General Manager)

No Report.

G. Social Committee

EM Oliveira is planning Easter activities.

V. OWNERS FORUM

2404: Priscilla Rodriguez asked when the carpets on hallway floors to garage will be deep cleaned. EM Oliveira confirmed that the cleaning of the carpets were delayed due to staffing shortage and delivery of equipment. The equipment was delivered, and the carpets will be cleaned.

1810: John Lee asked about the status of his request about pet issue. GM Baker advised that the Board would discuss during Executive Session.

VI. UNFINISHED BUSINESS

A. Construction Defect Claims - Update: GM Baker reported there have been 76 PEX Leaks. The attorneys are asking for owners to volunteer their units for an inspection. Notices have been posted and owners will be contacted.

B. Unit 401 Sale – Conversion of Parking/Storage to Common Element: CM Alueta reported that Felice Valmas CPA did not forward the financial analysis on unit #401. CM Alueta to follow up on the report.

C. Complaint – Aggressive Pets Formal Complaint: This item was discussed during Executive Session.

VII. NEW BUSINESS

A. Board Attendance Review: President Funakoshi gave a verbal report on Board Members Attendance. The Board requested to seek guidance from legal counsel on other options on filling the vacancy for the Midrise Board Position.

VIII. EXECUTIVE SESSION

President Funakoshi moved to adjourn the regular session to go into Executive Session at 6:53 p.m. to discuss legal matters. Seconded by VP Wang, the motion passed unanimously. The Board adjourned the Executive Session and reconvened to regular session at 7:21 p.m.

IX. FUTURE BOARD MEETINGS

The Annual Meeting will be on Wednesday, April 10, 2024 at 6 pm on the 7th floor Recreation Deck and the next Board of Directors meeting will be on Wednesday, May 8, 2024 at 6 pm (*via Zoom*).

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:21 p.m.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on May 8, 2024.