

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
MAY 8, 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. A quorum was established at 6:03 p.m.

**II. ATTENDANCE**

Board Members: President Rodney Funakoshi, VP Wei-Kung Wang, Secretary Sharon Gi (6:21 p.m.)  
Directors Edison Ting, Kathy Egan, Sarah Mandeville, Henry Lew (6:33 p.m.),  
Shirley Arakaki and Treasurer (non-Board owner) Gwen Young

Absent/Excused: Director Debra Ishihara-Wong (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 2803, Steve Shaw; Unit 1504, Cheri Tillotson; Unit 1507,  
Trung Le; Unit M212, Betty Gamundoy; Unit 4307, Cliff Ishigaki; Unit 1010, Shirley  
Arakaki; Unit 909, Erin Oda; Unit 2404, Priscilla Rodriguez.

**III. MINUTES**

There being no corrections, the minutes of the March 13, 2024 Regular Board Meeting and April 10, 2024 Annual Meeting were approved as distributed by unanimous consent.

**IV. REPORTS**

**A. Treasurer's Report**

The Financial Report for the month of February 2024 & March 2024 were 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 presented the revised proposal from ABB to evaluate the two lobby doors and recommended to the Board that they not proceed with the proposal and instead continue to maintain and repair the doors. There were no objections from the Board.
2. EV Charging Station: GM Baker informed the Board that the EV Charging Station proposal that was approved in the March Board Meeting did not qualify for the Hawaii Energy Rebate and presented an updated proposal. Director Egan moved, seconded by Secretary Gi, to approve the revised proposal from Ocean Head Solar & Electric to remove the 2 existing Charge Point Level 2 EV Charging Stations and replace with 2 Autel MaxiCharge Level-3 40kW DC Fast dual-port EV Charging Stations for \$80,890, tax included, with an estimated

Hawaii Energy Rebate of \$56,000 resulting in an estimated total system cost after rebates of \$24,890. The motion carried unanimously.

3. PRV Valve Replacement: Director Mandeville moved, seconded by VP Wang, to ratify the approval of the proposal from J2K Plumbing to install a new 3” Cla Val PRV units with new gaskets and bolts for \$11,786.00. The motion carried unanimously.
4. Purified Water Agreement: Director Lew moved, seconded by Director Egan, to approve the agreement from Cintas to provide the Water Break workplace hydration program for \$65/month. The motion carried unanimously.

C. Board Organization

1. Director Mandeville moved, seconded by Director Egan, to appoint Shirley Arakaki to serve as the Midrise Board Member. The motion carried unanimously.
2. By unanimous consent, the following officers were elected:

President Rodney Funakoshi  
Vice President Wei Kung Wang  
Secretary Sharon Gi  
Treasurer (Non-Board Owner) Gwen Young

D. Budget & Finance Committee (Chair – Gwen Young)  
No Report.

E. Commercial Units Report (Chair Sarah Mandeville)  
No report. Chair Mandeville requested that the ponding water in the commercial customer parking lot be cleared right away. GM Baker and EM Oliveira to research options to remove the water.

F. Governance Committee (Chair Wei-Kung Wang)  
No report.

G. Master Association Representative (General Manager)  
No Report.

H. Social Committee  
No Report.

V. OWNERS FORUM

- 2803: Steve Shaw reported that there have been a lot of noise coming from the events at Salt. GM Baker will share this comment at the next Master Association Board Meeting.
- 3202: Jay Katz advised the Board and Owners that The Collection residents may receive a 15% discount at Indochine and requested that EM Oliveira add this information in the newsletter. EM Oliveira will contact the restaurant manager to confirm and will add to newsletter.

VI. UNFINISHED BUSINESS

- A. Construction Defect Claims - Update: GM Baker reported there have been 84 PEX Leaks and they are currently investigating a new leak. There was a mediation on April 17, 2024 and the next

mediation is scheduled for June 21, 2024. 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: 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. 2023 Audit & Tax Returns: The 2023 yearend audit and tax returns were presented to the Board. There were no questions or objections. CM Alueta advised that copies of the audit will be mailed to owners who requested it on their proxies.

VIII. EXECUTIVE SESSION

Vice President Wang moved to adjourn the regular session to go into Executive Session at 7:04 p.m. to discuss legal matters. Seconded by Director Lew, the motion passed unanimously. The Board adjourned the Executive Session and reconvened to regular session at 7:09 p.m.

I. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on Wednesday, June 12, 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 **June 12, 2024**.