

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
NOVEMBER 13, 2024 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 not established.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Treasurer Gwen Young, Directors Debra Ishihara-Wong, Shirley Arakaki.

Excused/Absent: VP Wei-Kung Wang (Excused), Secretary Sharon Gi (Excused), Directors Henry Lew (Excused), Sarah Mandeville (Excused) & Edison Ting.

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

Guests: Unit 4307, Cliff Ishigaki; Unit 2803, Steve Shaw; Unit 2601, Laurie Lee; Unit 708, Gerald Nakamura; Unit 1910, Mike Lum; Unit 910, Ahmad Sadri.

III. MINUTES

The approval of the minutes of the October 9, 2024 Regular Board Meeting and October 30, 2024 Special Board Meeting was deferred due to no quorum.

IV. REPORTS

A. Treasurer's Report

CM Alueta reviewed the Financial Report for the month of September 2024. The Financial Report for the month of September 2024 was deferred due to no quorum.

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. ChargePoint Single EV Station Renewal – GM Baker gave a verbal report. This item was deferred until the next Board Meeting due to no quorum.
2. Tower Fitness Center “Waterbreak” Unit – GM Baker gave a verbal report. This item was deferred until the next Board Meeting due to no quorum.

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)

No report.

F. Master Association Representative *(General Manager)*

GM Baker reported that there was a Night Market event on November 2, 2024 and a BOMA Event on November 7, 2024 at Salt Kakaako.

G. Social Committee

President Funakoshi reported that EM Oliveira is planning the Christmas Party and asked owners to contact him if they want to help.

V. OWNERS FORUM

2803/ Shaw:

Mr. Shaw gave an update on his efforts to contact the Insurance Companies and asked owners and Board Members to advise him of any questions and comments that should be included in his correspondence.

VI. UNFINISHED BUSINESS

A. Construction Defect Claims - Update: GM Baker gave a verbal update on the recent mediations that were held and reported that mediations will continue from March through May 2025 with a trial date scheduled for March 2026. He also reported that there were 3 more PEX leaks in October and 2 in November so far. The total to date is 110. Director Ishihara-Wong asked to have Attorney Ken Kasdan attend the January Board Meeting to provide an update to the owners.

B. Corporate Transparency Act (CTA) - Update: President Funakoshi reported that EM Oliveira is assisting the Board with the reporting. GM Baker asked Board Members to provide the information to EM Oliveira.

C. Insurance Deductible Claim: President Funakoshi and GM Baker gave an update on this insurance claim. The owner has been notified that the deductible is being charged to their unit.

VII. NEW BUSINESS

A. Special Assessment for Excess Hurricane Insurance Premium: CM Alueta reviewed the Special Assessment Options (one-time payment vs. 3 payments vs. 11 payments). This item was deferred due to no quorum. CM Alueta to email the Special Assessment figures to the Board for consideration.

B. Lofts Electric Meter Cross Wiring: GM Baker gave an update on the cross wiring of several electric meters in the midrise/lofts. This item was deferred due to no quorum. GM Baker to ask Ikehu to check all the meters in the midrise/lofts units for cross wiring.

VIII. EXECUTIVE SESSION

None.

IX. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on Wednesday, January 8, 2025 at 6 pm (via *Zoom*).

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:51 p.m.

Submitted by:

The Collection - Minutes of The Board of Directors Meeting

November 13, 2024

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Michele Alueta,

Recording Secretary, Associa Hawaii

Approved by the Board of Directors on **January 8, 2025**.