

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
NOVEMBER 8, 2023 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 6:09 p.m.

II. ATTENDANCE

Board Members: President Rodney Funakoshi, Secretary Sharon Gi (6:09 pm), Directors Debra Ishihara-Wong, Edison Ting, Kathy Egan (6:09 pm), and Treasurer Gwen Young (non-Board owner).

Absent/Excused: VP Wei-Kung Wang (Excused), Henry Lew & Sarah Mandeville

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

Guests: Unit 1810, John Lee; Unit 2702, John & Jennie Cheung; Unit 3309, Anna Kajiwara;
Unit 1910, Michael Lum; Unit 3902, Jay Lawson; Unit 2404, Priscilla Rodriguez;
Unit 2006, Wendie Newman.

III. REPORTS

A. President's Report

President Funakoshi gave a verbal report about testimony submitted to the Hawaii Community Development Authority in support of the proposed amendments to the Kakaako Makai Area Plan and Makai Area Rules. He also gave a summary of a November 2nd meeting with Councilmember Dos Santos-Tam with area condos concerning regional issues –homelessness, rail construction.

B. Treasurer's Report

The Financial Report for the month of September 2023 was presented by CM Alueta and accepted by the Board of Directors, subject to audit.

C. General Manager

The written report from the General Manager was presented by GM Mike Baker and is on file with the management office.

1. CCTV/Access Control System: Director Ishihara-Wong moved, seconded by Director Egan, to accept the proposal from ADT Commercial Service for \$1,540/ month plus tax, \$3,775 for Initial License Support Cost for 2 years, an annual software service agreement of \$2,475 plus tax/year and a crash kit/spare equipment for \$3,175 plus tax. The agreement also includes a 15% discount on replacement parts. The motion carried by unanimous consent.

2. Lobby Door and Tower Garage Door Upgrade: GM Baker reported that he will be meeting with an architect tomorrow to discuss possible options for the door installation and will provide a report in the next Board Meeting. There were no objections from the Board.

3. Midrise/Lofts Elevator – Renewal of Maintenance Agreement: Secretary Gi moved, seconded by Director Egan, to approve the renewal agreement from Schindler Elevator for an additional 7 years with a 5% discount for the monthly cost of \$1,388.22 (\$1461.29 less 5% discount). The motion carried unanimously.

D. Budget & Finance Committee (Chair – Greg Young, Members: Rodney Funakoshi, Wei-Kung Wang, Debra Ishihara-Wong, Henry Lew, Edison Ting, Sarah Mandeville)

No Report.

E. Commercial Units Report (Chair Sarah Mandeville)

No report.

F. Governance Committee (Chair Wei-Kung Wang, Members: Kevin Kwan, Edison Ting, Darold Wong)

No report.

G. Master Association Representative (General Manager)

GM Baker reported that there will be a Night Market event on November 18, 2023 from 5:00 p.m. to 10:00 p.m. The Board asked GM Baker to invite Leslie Chang, manager of Kaiaulu ‘o Kaka’ako to the next Board Meeting to discuss plans to unify the district.

H. Social Committee

Executive Manager Oliveira announced that a Holiday Event has been scheduled for December 13, 2023 from 6:00 p.m. to 8:00 p.m.

IV. OWNERS FORUM

2404: Priscilla Rodriguez asked if the Board would reconsider adding another EV Charging Station to the property. President Funakoshi reported that one of the Commercial Units is planning to install new EV Charging Stations and has agreed to let the residents use the chargers. GM Baker to follow up and provide a report in the next Board Meeting. Gwen Young (2910) asked the Board to revisit this item in the next Board Meeting.

V. UNFINISHED BUSINESS

A. Construction Defect Claims - Update: GM Baker reported there have been 62 PEX Leaks.

B. Unit 401 Sale – Conversion of Parking/Storage to Common Element: CM Alueta will continue to follow up with Felice Valmas CPA to provide a proposal to do a financial analysis on unit #401. This item was deferred.

VI. NEW BUSINESS

A. Insurance Renewal – Commercial Umbrella Policy: President Funakoshi moved, seconded by Director Egan, to ratify the approval of the Commercial Umbrella Policy with ACE Property & Casualty Insurance Company for the period of 11/1/2023-11/1/2024 for an annual premium of \$33,482. The motion carried unanimously.

B. 2024 Meeting Calendar: CM Alueta presented the meeting calendar for 2024. Board Meeting dates are subject to change. The calendar will be presented in the January 10, 2024 Board Meeting.

C. Complaint – Aggressive Pets Formal Complaint: John Lee of Unit 1810 presented his concerns and request to the Board as a result of the recent incident regarding a neighbor’s dogs lunging at his wife. The

Board will defer this until the next Board Meeting to hear the other unit owner's comments. Director Edison Ting will discuss this with the Governance Committee Chair.

VII. MINUTES

By unanimous consent, the minutes of the October 11, 2023 Regular Board Meeting were approved, as corrected.

VIII. NEXT MEETING

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:15 p.m.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on January 10, 2024.