

**AOUO THE COLLECTION  
BOARD OF DIRECTORS MEETING  
MINUTES  
OCTOBER 8, 2025 AT 6:00 PM  
ZOOM VIDEO CONFERENCE**

I. CALL TO ORDER

President Funakoshi called the meeting to order at 6:00 p.m. A quorum was established.

II. ATTENDANCE

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

Absent: Secretary Sharon Gi, Directors Henry Lew & Edison Ting

By Invitation: Mike Baker, General Mgr, The Collection  
Desmond Oliveira, Executive Mgr., The Collection  
Michele Alueta, Community Manager (CM), Associa Hawaii  
Kenneth Kasdan, Esq., Kasdan, Turner, Thomson Booth LLP  
Bryan Ishii & Graham Risch, Allana, Buick & Bers (ABB)  
Dana Bergeman, Harvey Miller, Michael Unnerstall & Ho'ana Au, Bergeman Project Group (BPG)  
Lincoln King & Duane Uchida, Native Technologies (NT)

Guests: Unit 2207, Irene Masuoka; Unit 708, Gerald Nakamura; Unit 4208, Shu Sullivan; Unit 910, Ahmad Sadri; Unit 3404, Ruth Mizumoto; Unit 1509, Byron Ho; Unit 1902, Wes Kitajima; Unit 405, Lynette Fujimori.

III. INVITED GUESTS – PEX PIPES PROJECT

- A. 6:00 p.m. - Allana, Buick & Bers: Bryan Ishii and Graham Risch gave a presentation to the Board and owners. They answered questions about their experience, the project and their proposal. They departed the meeting at 6:27 p.m.
- B. 6:30 p.m. - Bergeman Project Group: Dana Bergeman, Harvey Miller, Michael Unnerstall and Ho'ana Au gave a presentation to the Board and owners. They answered questions about their experience, the project and their proposal. They departed the meeting at 6:48 p.m.
- C. 6:50 p.m. - Native Technologies: Lincoln King & Duane Uchida gave a presentation to the Board and owners. They answered questions about their experience, the project and their proposal. They departed the meeting at 7:05 p.m.

IV. MINUTES

There being no corrections, the minutes of the September 17, 2025 Regular Board Meeting was approved as distributed.

V. REPORTS

A. Treasurer's Report

Treasurer Young reviewed the August 2025 Financial Report. The report was accepted, subject to audit.

**B. General Manager's Report**

1. Project Updates – GM Baker gave an update on the below projects.
  - a. Commercial Asphalt Repaving: Site visit scheduled for 10/4/25.
  - b. Elevator Landing Tile Replacement: Began on 10/6/25 and estimated to be completed on 10/28/25.
  - c. Lobby & Clubroom Furniture: Estimated to be delivered in November 2025.
  - d. Dog Park Renovations: Installation began on 9/29/25 with a closure completion in about 4 weeks.
  
2. EV Orange Load Study – GM Baker reported that Oceanhead Electric has committed to responding to his questions tomorrow and that the current load can only cover the owners who have expressed interest in installing a charger. GM Baker also requested a copy of the actual load study report.
  
3. Backflow Prevention Testing – GM Baker reported that the Backflow Prevention Testing was completed and the repairs that were done last year are holding up well.
  
4. Hawaiian Telcom Fioptics – GM Baker reported that Hawaiian Telcom will need access to all apartments in December to install new equipment in the building. Owners who are currently experiencing issues should contact EM Oliveira. He advised that Hawaiian Telcom may be able to replace the equipment prior to the December 2025 installation.
  
5. Emergency Replacement of CCTV Server – It was moved by Treasurer Young to approve the proposal from Everon to install a new CCTV Server for \$41,000 plus GET. Seconded by President Funakoshi, the motion passed by unanimous consent.
  
6. IREM's Building Manager Finalist – GM Baker reported that he is a finalist for IREM's Building Manager of the Year. The Board and meeting attendees congratulated him on this achievement.

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

CM Alueta reported that the approved budget documents are going through the internal audit process.

**D. Commercial Units Report (Chair -TBD)**

President Funakoshi reported that Commercial Rep/Chair/Board Member Sarah Mandeville moved off island and A&B is in the process of finding a new Commercial Rep.

**E. Governance Committee (Chair Wei-Kung Wang)**

No Report.

**F. Master Association Representative (General Manager)**

GM Baker gave a verbal report. He is in the process of setting up a meeting with City Council Representative Coco Iwamoto.

G. Social Committee

President Funakoshi and EM Oliveira announced that Halloween Treats will be distributed for Halloween.

VI. OWNERS FORUM

- Unit 405 Fujimori: Lynette thanked GM Baker and EM Oliveira for their help with the elevator landing construction notices.
- Unit 1509 Ho: Byron asked if the amount of the construction defect claim was disclosed and if there's an update on the Hurricane Insurance renewal amount. President Funakoshi reported that the amount has not been publicly disclosed at this time. CM Alueta reported that Insurance Associates is currently working on the insurance renewal quotes.
- Unit 4208 Sullivan: Shu asked about giving violations to resident who leaves tissues on the trash bin. EM Oliveira asked her to report the next time this occurs.

VII. UNFINISHED BUSINESS

- A. Construction Defect Litigation Update – President Funakoshi gave a verbal report and advised that once the settlement agreement has been signed, the Board will schedule a Town Hall Meeting. GM Baker reported that there were 3 more PEX leaks.
- B. RFP – Consultant/Project Manager for PEX Leak Repairs – The consultant selection was deferred until the next Board Meeting pending review by Attorney Kenneth Kasdan. Counsel has advised that 67% owners approval is needed since Pex repairs are within individual units. Due to lack of a quorum, an email vote will be taken to authorize issuance of a written consent ballot.

Director Ishihara-Wong departed the meeting at 7:34 p.m.

- C. Collection Policy & Priority of Payment Resolution – This item was deferred until the next Board Meeting due to lack of quorum and time constraints.

VIII. NEW BUSINESS

- A. Level 1 Reserve Study Proposal for 2027 Fiscal Year – This item was deferred until the next Board Meeting due to lack of quorum and time constraints.

IX. EXECUTIVE SESSION

None.

X. FUTURE BOARD MEETING

The next Regular Board of Directors' meeting will be on Wednesday, November 12, 2025 at 6 pm (via Zoom).

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:39 p.m.

Submitted by:

The Collection - Minutes of The Board of Directors Meeting

October 8, 2025

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Michele Alueta,  
Recording Secretary, Associa Hawaii

Approved by the Board of Directors on **November 12, 2025**.