

**AOUO THE COLLECTION
BOARD OF DIRECTORS MEETING
MINUTES
OCTOBER 9, 2024 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, Secretary Sharon Gi, Treasurer Gwen Young, Directors Debra Ishihara-Wong, Shirley Arakaki, Sarah Mandeville & Edison Ting (6:10 pm).

Excused: Director Henry Lew (Excused)

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

Guests: Unit 4301, Demir Abdurrasid; Unit 909, Erin Oda; Unit 2207, Irene Masuoka; Unit 1203, Ratcliff Lee; Unit M403, Terry Yamamoto; Unit 4307, Cliff Ishigaki; Unit 1009, Deborah Kuhls; Unit 2803, Steve Shaw; Unit 2601, Ahe-Yong Lee; Unit 405, Lynette Fujimori.

III. MINUTES

The minutes of the September 11, 2024 Regular Board Meeting was approved, as corrected, by unanimous consent.

IV. REPORTS

A. Treasurer's Report

CM Alueta reviewed the Financial Report for the month of August 2024. The Financial Report for the month of August 2024 was accepted 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. Hawaii Energy Rebate – GM Baker reported that a \$70,000 rebate was approved by Hawaii Energy for the installation of the Autel Dual Fast Chargers.
2. Heide & Cook – Replace 7th Floor A/C condenser coil – Treasurer Young made a motion to approve Heide & Cook's proposal for \$10,161 to replace the Tower 7th floor A/C condenser coil in the Tower club room/Fitness Center. Seconded by Secretary Gi, the motion carried unanimously. Director Mandeville moved to approve Heide & Cook's proposal for \$4,158 to repair the Midrise A/C condenser coil in the lobby contingent upon review from Mitsubishi. Seconded by Director Arakaki, the motion carried unanimously.
3. Philpotts Designs – Soft Goods Consultant Management – This item was deferred pending additional proposals for the design and consulting to refresh the lobby.

4. Leather Pro Hawaii – Recolor Tower Lobby Sofa Leather – Secretary Gi made a motion to approve the proposal from Leather Pro Hawaii to recolor the leather sofa in the Tower Lobby for \$2931.94. Seconded by VP Wang, the motion carried unanimously.
5. Ikehu – Replacement Meter Controllers – Director Ishihara-Wong moved to approve the proposal from Ikehu Utility Solutions to install SEM3 Controllers on Floors 24, 28, 36 & 40 for \$5486.91 plus \$3594.00 for the electrician to do the installation (Total \$9080.91). Seconded by Director Arakaki, the motion carried unanimously.
6. Ocean Head Electric – President Funakoshi moved to accept Ocean Head Electric’s proposal for \$4492 to run a separate conduit line to the EV charger. Seconded by Secretary Gi, the motion carried by majority vote: 7-0-1.

In favor: R. Funakoshi, W. Wang, S. Gi, G. Young, S. Arakaki, E. Ting, S. Mandeville

Opposed: None

Abstain: D. Ishihara-Wong

7. Tower Backflow Preventer Repairs – Director Ishihara-Wong moved to approve the proposal from J2K Plumbing for \$3728 to repair the backflow preventer. Seconded by Treasurer Young, the motion carried by unanimous consent.
8. ChargePoint Single EV Station Renewal - This item was deferred pending quotes and terms of agreement.

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

Chair Young reported that she is waiting for secondary references from Scot Sternberg/Marsh Insurance Company.

D. Commercial Units Report (Chair Sarah Mandeville)

Chair Mandeville congratulated GM Baker and Executive Manager Oliveira on being recognized in Hawaii Building Magazine for their hard work on the new EV Chargers.

E. Governance Committee (Chair Wei-Kung Wang)

No report.

F. Master Association Representative (General Manager)

GM Baker reported that there will be a Stargazing Event at Salt on October 12, 2024.

G. Social Committee

EM Oliveira reported that he plans to have treats distributed to the residents and will also provide treats for the Treehouse Trick or Treating Event for Halloween.

V. OWNERS FORUM

4301/ Abdurrasid:

Inquired about the window cleaning on the lanai side of the 43rd floor. EM Oliveira will discuss with the window cleaners before their next cleaning on October 14th.

1010/ Arakaki:

Requested that the association purchase fans for drying out units after a water leak/loss event. GM Baker advised that they loan out orange blow

fans, touchup paint to owners but mitigation/remediation should be done by professional contractors. EM Oliveira will update the list of restoration companies.

2803/ Shaw:

Reported his findings after researching the Insurance Industry in Hawaii and recommended that the Board inquire with other insurance companies. President Funakoshi thanked him for his efforts and reported that Insurance Associates (AOUO's insurance agent) provides this service for the association.

VI. UNFINISHED BUSINESS

- A. Construction Defect Claims - Update: GM Baker reported that the second round of Tower observations were completed. He also reported that there were 6 more PEX leaks in September and 1 in October so far. The total to date is 106. There will be 4 mediation sessions in October.
- B. Unit 401 Sell Unit or Keep Unit/Pay-off Loan: President Funakoshi gave a verbal update. This item was deferred until the Board receives the modified report from Felice Valmas.
- C. Insurance Renewal: Treasurer Young moved to accept the insurance quotes as stated below from Insurance Associates. Seconded by President Funakoshi, the motion carried by unanimous consent. A Special Board Meeting will be called by President Funakoshi for the Board to decide on the Umbrella Liability and Excess Hurricane Insurance Policies when the quotes are received.

Approved Insurance Premiums:

Property: Fireman's Fund Insurance Company - \$354,089

Boiler & Machinery: Traveler's Insurance Company - \$3,097

General Liability: Fireman's Fund Insurance Company - \$62,315

Directors & Officers: Associated Industries Insurance Company - \$28,514

Fidelity Bond: Great American Insurance Company - \$904

VII. NEW BUSINESS

- A. Corporate Transparency Act (CTA): The Board did not opt-in to Associa Hawaii's CTA service and EM Oliveira will assist the Board to comply with this requirement.
- B. 2025 Meeting Calendar: CM Alueta presented the 2025 Meeting Calendar to the Board. Meeting dates are subject to change.

VIII. EXECUTIVE SESSION

Director Mandeville moved, seconded by VP Wang, to adjourn the regular session to go into Executive Session to discuss legal & personnel matters. Hearing no objections, the Board adjourned the regular session to go into Executive Session at 7:43 p.m. and reconvened to regular session at 8:38 p.m.

GM Baker departed the meeting at 8:08 p.m.

The Board approved a merit increase for the General Manager effective 9/3/2024 and yearend bonus for the General Manager.

IX. FUTURE BOARD MEETINGS

The next Board of Directors meeting will be on Wednesday, November 13, 2024 at 6 pm (via *Zoom*).

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:38 p.m.

Submitted by:

Michele Alueta,
Recording Secretary, Associa Hawaii

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