

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
SEPTEMBER 10, 2019  
7<sup>TH</sup> FLOOR RECREATION ROOM**

**PRESENT**

President Ray-nelle Cobb	Director Dwayne Maki
Vice President Serge Krivatsy	Director Linette Tam
Treasurer Dennis Inouye	

**ABSENT**

Director Lena Wang  
Secretary Melissa Otaguro  
Director Kevin Shimizu

**BY INVITATION**

Philip Yee, Site Manager, Holomua Site Services  
Steve Chamberlain, Hawaiiana Management Company, Ltd.  
Mike Shaw, Total Class Solutions

**CALL TO ORDER**

With a quorum established, President Ray-nelle Cobb called the Regular Meeting of the Board to order at 7:00 p.m.

**ALTERATION of AGENDA**

Mr. Shaw presented an update of the painting / spalling project to the Board. The start date is projected to be no later than October 14, 2019. Permits are pending and there was discussion regarding the project's schedule during the holiday season.

**OWNERS FORUM**

- 1) Gilman Hu (804); Requesting further consideration of canopy request.
- 2) George Kodama (2002); Concerned about an unanswered email, mis-directed mail, and security guards.
- 3) Danielle Silva (2001); Has a question regarding the installation of screens.
- 4) Justin You (2404); Requested information regarding the installation of installing a split air conditioning system within his unit.

**APPROVAL OF MINUTES**

The acceptance of the minutes from the July 9, 2019 Board meeting was unanimously approved.

**PRESIDENT'S REPORT**

No Report.

**TREASURER'S REPORT**

Director Inouye stated the June and July financials were in order. A motion was made and seconded to accept, subject to audit. The motion passed unanimously.

**SITE MANAGER'S REPORT**

Site Manager Philip Yee provided his monthly report to the Board for review. Discussion regarding the increasing amount of issues caused by homeless people on the property. Additionally, there was discussion regarding elevator #2 no longer working as an express elevator for the higher floors. Mr. Chamberlain will draft a letter to the vendor for remediation.

**COMMITTEE REPORTS**

- 1) **Building & Grounds:** None
- 2) **Rules & Regulations:** None
- 3) **Communications:** Ms. Cobb created a newsletter for the building.
- 4) **Design Review:** None.

**UNFINISHED BUSINESS**

- 1) **Stack Cleaning / Toilet Noise:** The proposal from Waialae Plumbing was tabled while Mr. Yee looks into hydro jetting compared to snaking the lines as well as retrieving the scoping footage from Evertrust Plumbing.
- 2) **Painting / Spalling / Water Intrusion:** Mr. Shaw gave an update earlier in the meeting.
- 3) **Elevator Flooding / Repair Reimbursement:** Waialae Plumbing recommended re-pouring of the concrete slab to direct water to drainage and will be providing a proposal. There was also discussion of having Statewide Painting use a leveling compound for the same purpose while they were on site for the painting project. Mr. Chamberlain will discuss this option with Mr. Shaw.

**NEW BUSINESS**

- 1) **Ratification of Security DVR email Vote:** The Board unanimously approved accepting the proposal from Ohana Control to replace the existing DVR system.
- 2) **Ratification of Design Review Requests:** The Board unanimously approved the design review requests for flooring changes to units 903, 1109, 1611, 2107.
- 3) **CAI and HCCA Seminars:** Board President Cobb encouraged Board members to attend when seminars are offered.

**EXECUTIVE SESSION**

The Board went into Executive Session at 8:10pm and reconvened at 8:35pm.

- During Executive Session, the Board of Directors reviewed the 2020 Draft Budget, presented by Treasurer Inouye. Upon reconvening, President Cobb called for a vote on the budget and the Board unanimously approved the budget for 2020 which calls for a 3% increase in maintenance fees.

**DATE, TIME, & PLACE OF NEXT MEETING**

The next Board of Directors' meeting will be held on November 12, 2019 at 7:00pm in the 7<sup>th</sup> floor rec room.

**ADJOURNMENT**

There being no further business to discuss, President Cobb adjourned the meeting at 8:40pm.

Respectfully submitted,  
Steve Chamberlain  
Recording Secretary

ACCEPTED \_\_\_\_\_

---

**EXECUTIVE SESSION**

- The Board reviewed the proposed budget for 2020 presented by Treasurer Inouye.
- The Board discussed the latest letter from Mr. Hu (#804) regarding the canopy request. Mr. Chamberlain will draft a letter in reply.
- Discussion regarding attendance of Board members at meetings.
- The Board asked Mr. Chamberlain to draft a letter to unit #1006 regarding the plumbing dilemma. Also, instructed to pay the invoice from Evertrust Plumbing regarding this unit.
- The Board asked Mr. Chamberlain to discuss with Mr. Yee their concerns regarding job performance / follow up.