

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
JANUARY 8, 2019
7TH FLOOR RECREATION ROOM**

PRESENT

President Robert Okano
Vice President Serge Krivatsy
Treasurer Dennis Inouye
Secretary Ray-nelle Cobb

Director Melissa Otaguro
Director Kevin Shimizu

ABSENT

Director Dwayne Maki
Director Linette Tam
Director Lena Wang

BY INVITATION

Philip Yee, Site Manager, Holomua Site Services
Steve Chamberlain, Hawaiiana Management Company, Ltd.

CALL TO ORDER

With a quorum established, President Okano called the Regular Meeting of the Board to order at 7:03pm.

OWNERS FORUM

None

APPROVAL OF MINUTES

The acceptance of the minutes from the November 27, 2018 meeting was unanimously approved, pending corrections.

PRESIDENT'S REPORT

None

TREASURER'S REPORT

The overbilling in account 6377 Contract-Building Manager still has not been corrected. Yet it was acknowledged that either a refund or credit to the upcoming bill will be the end result. Note: year-end 2018 financials will reflect this overbilling.

Steve to check on funds moved to Charles Schwab to alleviate account being in excess of \$250k.

The November 2018 financial report was unanimously accepted, subject to audit.

MANAGEMENT REPORTS

1) **Site Manager's Report**

COMMITTEE REPORTS

- 1) **Building & Grounds:** None
- 2) **Rules & Regulations:** None
- 3) **Communications:** None
- 4) **Design Review:** Unit 2208 air conditioning unit installation approved.

UNFINISHED BUSINESS

- 1) **Stack Cleaning:** Phil to request updated proposal from Waialae Plumbing to only include vertical stacks. He will also obtain more information on the access required to 16th and 10th floors.
- 2) **Painting / Spalling / Water Intrusion:** Mike Smith of Smith Hawaii is reviewing the painting contract with Statewide Painting to ensure accuracy and completeness of scope of work to be performed. Steve to request scheduling date for Statewide to begin painting.
- 3) **Toilet Issues:** Phil will request permission from Unit 906 to have their toilet snaked. This action is to identify whether there is any blockage within this stack as there continues to be ongoing gurgling issue from Unit 1006 toilet.
- 4) **Elevator Repair Expense:** Steve will check with Sue Savio, Insurance Associates, whether the repairs made to elevators can be reimbursed under Holomua’s policy (i.e. Equipment Breakdown coverage or third-party claim)

NEW BUSINESS

- 1) **Termite and Pest Control:** Contract with Shima Termite and Pest Control was reviewed and approved for monthly grounds and building treatment. Interested owners will be able to sign up for \$20 quarterly treatments. Existing contract with Terminex will be terminated.
- 2) **Key Fob:** Philip confirmed that Door Access fob from Community Controls Remote is compatible with our current system and can be purchased at a much lower cost. He will pursue further.
- 3) **American Electric:** Philip will follow-up on available program re: periodic electrical operations check-up.

DATE, TIME, & PLACE OF NEXT MEETING

The Annual Board of Director’s meeting will be held on March 12, 2019. Registration at 5:30pm, meeting to commence 6:00pm in the 7th floor rec room.

ADJOURNMENT

There being no further business to discuss, the Chair adjourned the Regular Meeting of the Board at 8:05pm.

EXECUTIVE SESSION

No Executive Session.

Respectfully submitted,

Ray-nelle Cobb
Secretary, Holomua Board

Approved _____