

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
NOVEMBER 12, 2019  
7<sup>TH</sup> FLOOR RECREATION ROOM**

**PRESENT**

President Ray-nelle Cobb	Director Dwayne Maki
Vice President Serge Krivatsy	Secretary Melissa Otaguro
Treasurer Dennis Inouye	Director Kevin Shimizu

**ABSENT**

Director Linette Tam

**BY INVITATION**

Philip Yee, Site Manager, Holomua Site Services  
Steve Chamberlain, Hawaiiana Management Company, Ltd.  
Mike Shaw / Chris Collins, 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. Currently Statewide Painting is ahead of schedule due to the good weather and the fact that spalling has not been found.

**OWNERS FORUM 7:15pm**

There were a couple of general questions for Mr. Shaw from owners in attendance.

**APPROVAL OF MINUTES**

The acceptance of the minutes from the September 10, 2019 Board meeting was unanimously approved, pending corrections.

**PRESIDENT'S REPORT**

President Cobb addressed the owners as to the purpose of the Owner's Forum as well as announcing the two vacancies on the Board, encouraging those interested, to let their interest be known.

**TREASURER'S REPORT**

Director Inouye stated the August and September 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.

**COMMITTEE REPORTS**

- 1) **Building & Grounds:** None
- 2) **Rules & Regulations:** None
- 3) **Communications:** Ms. Cobb asked the room for suggestions to include in future newsletters.
- 4) **Design Review:** None. (New Business.)

**UNFINISHED BUSINESS**

- 1) **Stack Cleaning / Toilet Noise:** Issue seems to be resolved.
- 2) **Painting / Spalling / Water Intrusion:** Mr. Shaw gave an update earlier in the meeting.
- 3) **Elevator Flooding / Repair Reimbursement:** Board agreed that monthly inspections would suffice.

**NEW BUSINESS**

- 1) Ratification of Design Review Requests: The Board unanimously approved the design review requests for flooring changes to unit #1009, and the replacement of the AC unit and sleeve for unit #1111. Unit #2003's request to install vinyl plank flooring was denied pending sound attenuation information be provided.
  - There was also discussion about the process for submitting requests. In the future, requests will go to the Site and/or the Property Manager(s), and then forwarded to the Board for review.
  
- 2) Site Management Services: Due to Holomua Site Services closing their business, proposals for a new site management company were reviewed. Mr. Chamberlain to get updates to those proposals as well as references for BOD review.

**EXECUTIVE SESSION**

The Board went into Executive Session at 8:00pm and adjourned at 8:15pm.

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

The next Board of Directors' meeting will be held on January 14, 2020 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 8:15pm.

Respectfully submitted,  
Steve Chamberlain  
Recording Secretary

ACCEPTED \_\_\_\_\_