

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
NOVEMBER 27, 2018
7TH FLOOR RECREATION ROOM**

PRESENT

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

Director Kevin Shimizu
Director Linette Tam

ABSENT

Director Dwayne Maki
Director Melissa Otaguro
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 7:02pm.

OWNERS FORUM

None

APPROVAL OF MINUTES

The acceptance of the minutes from the September 11, 2018 and October 9, 2018 meeting were unanimously approved, pending corrections.

PRESIDENT'S REPORT

None

TREASURER'S REPORT

The overbilling in account 6377 Contract-Building Manager is still pending.

The June 2018, July 2018, August 2018, September 2018, and October 2018 financial reports were unanimously accepted, subject to audit.

MANAGEMENT REPORTS

1) **Site Manager's Report**

COMMITTEE REPORTS

- 1) **Building & Grounds:** None
- 2) **Rules & Regulations:** No Smoking signage. Reports of individuals smoking in cars in guest parking stalls and while waiting in front of the building entry. Request made to post additional signage to comply with Hawaii law of no smoking within 20 feet of building entrances and exits.
- 3) **Communications:** None

- 4) **Design Review:** Application for air conditioner installation for Unit 2208 still being considered. President Okano to follow up with committee member Jade.

UNFINISHED BUSINESS

- 1) **Stack Cleaning:** Phil to request updated proposal from Waiialae Plumbing to only include vertical stacks.
- 2) **Painting / Spalling / Water Intrusion:** Proposal from Smith Hawaii to be Contract Administrator and Quality Assurance Inspector was reviewed and approved. Awaiting commencement date for Statewide to begin painting.
- 3) **Toilet Issues:** Phil to coordinate reported toilet noises from unit 1006, 1003 and 903 with T&C Plumbing. Evertrust has not conducted any follow up visit with unit 1006.

NEW BUSINESS

- 1) **Theft of UPS and FedEx packages:** Phil to contact vendors for alternate delivery options as well as post notice to residents.
- 2) **Utility Carts:** Board considered the need to add carts to other parking levels. It was determined that the existing cart situated on level 3 is not being over-utilized by residents and is sufficient for the time being.
- 3) **Budget Ratification:** The 2019 Budget was approved. Notice will be mailed out to owners.
- 4) **Key Fob:** Suggestion made to pursue feasibility of Community Controls Remote with Door Access Fob. Cost is significantly cheaper. Phil will check compatibility with current building system hook-up.
- 5) **Fumigation:** Rate for individual unit fumigation will increase from \$20 to \$40 beginning December 2018. Suggestion made to seek alternate vendor as a 100% increase in price will dissuade owners from participating.

DATE, TIME, & PLACE OF NEXT MEETING

The next Board of Director's meeting will be held on January 8, 2019 at 7:00pm in the 7th floor rec room.

ADJOURNMENT

There being no further business to discuss, the Chair adjourned the Regular Meeting of the Board at 8:09pm.

EXECUTIVE SESSION

The Board of Directors went into Executive Session at 8:15pm and ended at 8:47pm.

Respectfully submitted,

Ray-nelle Cobb
Secretary, Holomua Board

Approved _____