

REGULAR BOARD MEETING

BOARD of DIRECTORS for HOLOMUA AOUO

- DATE** February 9, 2016
- PLACE** On-Site, 7th Floor Activities Room
- PRESENT** President Serge Krivatsy
Treasurer David Bierwert
Secretary Kevin Shimizu
Director Melissa Otaguro
Director Larry Cobb
Director Lena Wang
Director Dwayne Maki
- EXCUSED** Vice President Robert Okano, Director Nancy Yomogida
- BY INVITATION** Bob Christensen, Resident Manager
Albert Cloutier, Hawaiiana Management Company
- CALL TO ORDER**
With a quorum established, President Krivatsy called the Regular meeting of the Board to order at 7:03 p.m.
- OWNERS FORUM** (See Attached List of Owners who attended)
- APPROVAL OF MINUTES**
February 9 2016 Minutes – A motion was made by Treasurer Bierwert to accept the minutes. Motion was seconded by Director Wang and unanimously approved.
- PRESIDENT’S REPORT**
President Krivatsy provided a verbal report.
- TREASURER’S REPORT**
Treasurer Bierwert provided a verbal report.
- MANAGEMENT REPORTS**
- 1) Association Management – No report.
 - 2) Resident Manager’s Report – Resident Manager Bob Christensen provided his monthly report to the Board for review. A copy of his report will be filed with the project documents.
- COMMITTEE REPORTS**
- 1) **Building & Grounds** – No report.
 - 2) **Rules & Regulations** – No report
 - 3) **Communications** – No report
 - 4) **Design Review** – 1406 – Design review request made to install laminate flooring with appropriate sound barrier. Committee recommended approving the request. Approval letter will be sent by M.E.

UNFINISHED BUSINESS

- 1) **Warranty Items Roof/8th floor/ Stairway Leaks** –Nordic has completed work to the exterior of the building and it appears the leak has stopped. Carpet replacement/repairs are scheduled.
- 2) **PV Project** – The agreement with Bonterra has been signed and the project will be scheduled soon. Bonterra will coordinate with the RM.
- 3) **Energy Saving LED Lighting Phase 3**– The Resident Manager will coordinate disposal of the old fixtures, possibly a buyer could be found through Craigslist. If the contractor disposes of the old fixtures there is a fee involved.
- 4) **Parking Stall Clean Solution** – The RM reported that the stall cleaning project is almost complete. Owner with oil spots who have not had their stalls cleaned by the end of the project will receive a violation notice and/or fine.
- 5) **Pest Control (birds)** – Netting and spikes are gradually being installed by in-house employees. This will be an on-going project for the next few months.
- 6) **DVR** – The matter was deferred pending proposals.
- 7) **Water Testing:** – Random samples were drawn from multiple units and sent to a water testing laboratory for analysis. The matter was deferred pending results.

NEW BUSINESS

- 1) **Elevator Pit** – The RM reported that water is leaking into the elevator pit. He will contact a structural engineer and obtain proposals for correcting the issue.

EXECUTIVE SESSION – Entered Executive Session at 7:36 p.m.
Exited Executive Session at 8:07 p.m.

DATE, TIME & PLACE OF NEXT MEETING

The next meeting will be the Association Annual and Organizational meetings on March 8, 2016.

ADJOURNMENT

There being no further business to discuss, President Krivatsy adjourned the Regular Meeting of the Board at 8:08 p.m.

Respectfully submitted,

Albert Cloutier CMCA®, AMS®
Management Executive
Hawaiiana Management Company