

REGULAR BOARD MEETING

BOARD of DIRECTORS for HOLOMUA AOUO

DATE October 11, 2016

PLACE On-Site, 7th Floor Activities Room

PRESENT Treasurer David Bierwert
Secretary Kevin Shimizu
Director Melissa Otaguro
Director Larry Cobb
Director Lena Wang
Director Dwayne Maki

EXCUSED President Serge Krivatsy
Vice President Robert Okano

BY INVITATION Bob Christensen, Resident Manager
Albert Cloutier, Hawaiiana Management Company

CALL TO ORDER

With a quorum established, ME Cloutier was asked to chair the meeting and called the Regular meeting of the Board to order at 7:00 p.m.

OWNERS FORUM (See Attached List of Owners who attended)

APPROVAL OF MINUTES

A motion was made by Director Maki to accept the minutes of the Board Regular Meeting of June 14, 2016, as written. Motion was seconded by Director Otaguro and unanimously approved.

PRESIDENT'S REPORT

No report given.

TREASURER'S REPORT

Treasurer Bierwert provided a verbal report. July-August 2016 financial reports were accepted, subject to audit.

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** – Three Pending Requests, Committee meets next week.

UNFINISHED BUSINESS

- 1) **PV Project** – The matter was deferred pending information from the President.
- 2) **Elevator Pit/Unimproved Area/2407 Leaks**– Deferred. A proposal provided by ABB Structural Engineers will be reviewed by the Board.
- 3) **HO6 Policy Compliance** –A list of owners not in compliance has been provided by Insurance. A notice of HO6 Policy requirements can be included in the next newsletter. The matter was deferred.
- 4) **Plants in Elevator Lobbies**- This matter will be researched by the Buildings & Grounds committee, with recommendations to follow. The matter was deferred.

NEW BUSINESS

- 1) **Security Services Proposals**- The Board reviewed proposals from 3 different security service companies along with RM recommendations and references for Andrews Security. RM will provide a simple analysis spreadsheet showing the hours of coverage and comparative costs. The matter was deferred.
- 2) **Hallway Windows** - The Board discussed the merits of keeping the windows in the hallways near the elevators either open or closed. Director Maki moved that the windows remain open. Second by Director Otaguro. It was unanimously approved.

EXECUTIVE SESSION

The Board entered Executive Session at 8:04 p.m. to discuss certain personnel matters. Regular Session reconvened at 8:045 p.m.

DATE, TIME & PLACE OF NEXT MEETING

The next meeting will be on October 11, 2016.

ADJOURNMENT

There being no further business to discuss, the Chair adjourned the Regular Meeting of the Board at 8:45 p.m.

Respectfully submitted,

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