

REGULAR BOARD MEETING

BOARD of DIRECTORS for HOLOMUA AOOU

DATE November 8, 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 Dwayne Maki

EXCUSED
Vice President Robert Okano
Director Lena Wang

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 7:00 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 Bierwert and unanimously approved.

PRESIDENT'S REPORT
No report given.

TREASURER'S REPORT
Treasurer Bierwert provided a verbal report. September 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** – Committee recommended approval of a removable vinyl mat for unit 1805's lanai, subject to certain conditions. Motion by Director Maki to approve. Second by Director Otaguro. It was unanimously approved.

UNFINISHED BUSINESS

- 1) **PV Project** – The matter was tabled.
- 2) **Unimproved Area;** Motion made by Director Bierwert to ratify cleaning and water removal from the unimproved area by Cornerstone Cleaning in the amount of \$1675.39. Second by Director Cobb. It was unanimously approved.
- 3) **HO6 Policy Compliance** –A list of owners not in compliance has been provided by Insurance. A final letter will be sent by HMC providing a January 1, 2016 deadline.
- 4) **Security Services Proposal-** Motion made by Director Maki to accept the proposal from Andrews Security. Second by Director Otaguro. It was unanimously approved.

NEW BUSINESS

No New Business

EXECUTIVE SESSION

The Board entered Executive Session at 8:06 p.m. to discuss certain personnel matters.
Regular Session reconvened at 8:45 p.m.

DATE, TIME & PLACE OF NEXT MEETING

The next meeting will be on January 10, 2017.

ADJOURNMENT

There being no further business to discuss, the Chair adjourned the Regular Meeting of the Board at 8:46 p.m.

Respectfully submitted,

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