

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
JANUARY 9, 2018. 7:00 PM  
7<sup>TH</sup> FLOOR RECREATION ROOM**

**PRESENT**

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

**EXCUSED**

Director Lena Wang

**BY INVITATION**

Phillip Yee, Site Manager, Holomua Site Services  
Steve Chamberlain, Hawaiiana Management Company, Ltd.

**CALL TO ORDER**

With a quorum established, President Krivatsy called the Regular Meeting of the Board to order at 7:00pm.

**OWNERS FORUM**

K. Cheng (#1804) brought up concerns regarding smoking on the 18<sup>th</sup> floor. Site manager to look into the issue.

D. Silva (#2001) brought up concerns regarding the homeless sleeping on the mauka side of the building. This is an ongoing problem and parties are investigating solutions.

**APPROVAL OF MINUTES**

The acceptance of the minutes from the November 14, 2017 was unanimously approved.

**PRESIDENT'S REPORT**

None given.

**TREASURER'S REPORT**

Treasurer Inouye provided a verbal report. The October and November 2017 financial reports were unanimously accepted, subject to audit.

**MANAGEMENT REPORTS**

1) **Site Manager's Report:** Site Manager, Phillip Yee 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:** None Given.
- 2) **Rules & Regulations:** None Given.
- 3) **Communications:** None Given.
- 4) **Design Review:** None Given.

**UNFINISHED BUSINESS**

- 1) **Stack Cleaning Proposals:** Tabled until additional proposals are acquired.

**NEW BUSINESS**

- 1) **Unit Entry Doors:** The Board reviewed the opinion from the association's attorney regarding the responsibility of unit door's maintenance.
- 2) **Access By Civil Servants:** A motion was made and seconded to adapt a policy stating that any process servers needing access to the building would need to contact Holomua Site Services or Hawaiiana Management to schedule an appointment during regular business hours. The motion passed unanimously. Hawaiiana Management to draft the notice and have Holomua Site Services post in conspicuous place.
- 3) **Ratification of email vote:** There was unanimous consent to accept the proposal from Glass Guru in the amount of \$1,010.47 for the replacement of the broken lobby window.
- 4) **Water Intrusion via Concrete:** After recent heavy rains, it was reported that numerous areas in building were experiencing water apparently seeping through concrete. President Krivatsy will contact the original building contractor. Managers Yee and Chamberlain to inspect areas and seek proposal(s) to have painter inspect exterior walls.
- 5) **Guest Parking:** Tabled. Rules Committee may look at defining "guest" / refining parking rules.
- 6) **Unit Doors Left Open:** This item was adapted by the board of directors in 2015, but was never added into the house Rules Document. Mr. Chamberlain to make the addition and notify ownership.
- 7) **Request to Poll Owners re: Canopy Placement on Lanai's:** A motion was made and seconded to forward the requesting parties' letter and related documents to the association's attorney in order to clarify the procedural steps as well as the associated costs. The motion carried unanimously and Mr. Chamberlain will contact counsel.
- 8) **Drain Cleaning Responsibility of Unit's 804, 806, and 808:** Owners of units are requesting that the association maintain their lanai drains which are limited common element and therefore the owners responsibility. As a good nature gesture, the board unanimously decided to have the drains cleaned on an annual basis.
- 9) **Plumbing Cost Reimbursement Unit 903:** The Board unanimously approved the reimbursement of K. Lau the amount of \$487.76 for plumbing costs she incurred which were found to be the responsibility of the association.

**EXECUTIVE SESSION**

None Called.

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

The next meeting will be the Annual Owners Meeting with a Board meeting to immediately follow. The meeting will be held March 13, 2018 with registration beginning at 6:00pm and the meeting to begin at 6:30pm, to be held on site at in the 7<sup>th</sup> floor Rec Room.

**ADJOURNMENT**

There being no further business to discuss, the Chair adjourned the Regular Meeting of the Board at 8:55pm.

Respectfully submitted,

Steve Chamberlain  
Management Executive  
Hawaiiana Management Company

Approved \_\_\_\_\_