

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
MAY 8, 2018. 7:00pm
7TH FLOOR RECREATION ROOM**

PRESENT

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

ABSENT

Director Melissa Otaguro
Director Lena Wang
Director Linette Tam

BY INVITATION

Phillip 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 7:03pm.

OWNERS FORUM

Unit 1809 brought up the following concerns: 1) Documents on the website need to be updated. 2) Odor of cigarette smoke has been detected at various times both from the lanai and within the unit. Secretary Cobb will work with unit owner to have something included in the newsletter regarding this issue. 3) noted an ‘unprofessional’ attitude when contacting holomua Site Services after hours. SM Yee will follow up with overnight callers on next business day.

APPROVAL OF MINUTES

The acceptance of the minutes from the March 13, 2018 was unanimously approved, pending corrections.

PRESIDENT’S REPORT

No report given.

TREASURER’S REPORT

Treasurer Inouye provided a verbal report. The February and March 2018 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. One particular item of discussion was regarding water intrusion into the #2 elevator pit. Otis Elevator is to repair and raise the component as to prevent it from getting wet. Additionally, Mr. Yee will work with Otis to dry pit when access is granted.

COMMITTEE REPORTS

- 1) **Building & Grounds:** Mr. Hu provided a written report that was presented to the Board. President Okano is to address concerns directly with Mr. Hu.
- 2) **Rules & Regulations:** President Okano will work with Secretary Cobb to update and refine the overnight guest parking form and rules.
- 3) **Communications:** No report given.
- 4) **Design Review:** There was unanimous consent to approve the following requests:
 1. Unit #908's request to install air conditioning in second bedroom. This approval is conditional that unit #908 accepts all responsibility for any water damage that may occur should water affect the exterior of the building or any other units below.
 2. Unit #908's request to replace carpet in second bedroom.
 3. Unit 1408's request for window tinting. This approval is conditional on the unit using the same tinting as the rest of the building in order to maintain a uniform appearance.
 4. Unit # 1204's request to replace carpet.

UNFINISHED BUSINESS

- 1) **Stack Cleaning Proposals:** Tabled until Evertrust proposal is available
- 2) **Water Intrusion Through Concrete:** Item to be included with the painting item in New Business.

NEW BUSINESS

- 1) **Painting / Spalling:** The scope of work has been determined and item is tabled until proposals are received.
- 2) **Lighting Proposal:** There was unanimous approval to accept the proposal from Commercial & Industrial Lighting LLC to install a light and all necessary equipment on the west wall of the building for the cost of \$2,272.25.
- 3) **Refuse Proposal:** The Board reviewed the proposals and decided no change is needed.
- 4) **Registration Form:** Secretary Cobb provided the board with a form and proposed changes. The board offered other suggestions which will be included.
- 5) **Financial Options:** Vice President Krivatsy presented the board with information received regarding the possibility of having a financial advisor manage some of the association's funds. The board asked ME Chamberlain to invite Travis Knott from Morgan Stanley to the next director's meeting.

EXECUTIVE SESSION

There was no executive session called.

DATE, TIME & PLACE OF NEXT MEETING

The next Board of Director's meeting will be held on July 17, 2018 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 8:45pm.

Respectfully submitted,

Steve Chamberlain
Management Executive
Hawaiiana Management Company

Approved: _____

Date: _____