

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
JULY 10, 2018  
7<sup>TH</sup> FLOOR RECREATION ROOM**

**PRESENT**

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

**ABSENT**

Director Lena Wang

**BY INVITATION**

Philip Yee, Site Manager, Holomua Site Services  
Steve Chamberlain, Hawaiiana Management Company, Ltd.  
Dennis Torres, Evertrust Plumbing  
Travis Knott, Morgan Stanley

**CALL TO ORDER**

With a quorum established, President Okano called the Regular Meeting of the Board to order at 7:03pm.

**OWNERS FORUM**

Unit 1206 reported noise disturbance from upper floor which has been occurring during the past months.

Unit 1006 requested an update on the repair of their guest toilet which has had recurring gurgling noises.

Unit 2001 has not been notified on what steps will be taken to address her ceiling leak and stains caused by heavy rains over 6 months ago.

**APPROVAL OF MINUTES**

The acceptance of the minutes from the May 8, 2018 meeting was unanimously approved, pending corrections. Additionally, corrected minutes from the March 14, 2017 Organizational Meeting was approved.

**PRESIDENT'S REPORT**

None given.

**TREASURER'S REPORT**

Treasurer Inouye provided a verbal report. Of note was the double billing for Janitorial Temp which is still being researched. He also asked that the coding for the Insurance Master Policy be checked. The April 2018 and May 2018 financial reports were unanimously accepted, subject to audit.

**MANAGEMENT REPORTS**

- 1) **Site Manager's Report:** Site Manager, Philip Yee provided his monthly report to the Board for review. A copy of his report will be filed with the project documents. He reported that 72% of Resident Registration forms have been remitted. Repairs to Elevator #2 is scheduled for August 2<sup>nd</sup>.

**COMMITTEE REPORTS**

- 1) **Building & Grounds:** None Given.
- 2) **Rules & Regulations:** Guest Parking policy still needs to be revised before the entire House Rules can be updated and disseminated to owners and residents.
- 3) **Communications:** Secretary Cobb working on upcoming newsletter articles.
- 4) **Design Review:** One pending.

**UNFINISHED BUSINESS**

- 1) **Stack Cleaning Proposals:** Dennis Torres from Evertrust Plumbing provided an overview of Holomua's plumbing architecture and options to address maintenance and monitoring. Hawaiiana will draft letter to top floor owners requesting access to their kitchen panel to conduct stack cleaning. Additional proposal for stack cleaning will be secured.
- 2) **Water Intrusion Through Concrete:** Painting proposals are needed before decisions can be made. In the meantime, Philip Yee will obtain at least one sealant proposal for unit 2101.
- 3) **Otis Elevator Repair Proposal:** Board unanimously approved \$36,000 payment for elevator repair.

**NEW BUSINESS**

- 1) **Loitering in Lobby:** It was reported that children have been running in the hallways and mailroom area. Section E13 of House Rules addresses loitering.
- 2) **Holomua Documents:** President Okano reported that appropriate documents are now posted on Holomua's website.
- 3) **Managing Holomua's Funds:** Travis Knott explained services provided by Morgan Stanley for a flat fee to manage expiring reserve funds using a laddering methodology.

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

The next Board of Director's meeting will be held on September 11 at 7:00pm 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 8:20pm.

**EXECUTIVE SESSION**

The Board of Directors went into Executive Session at 8:20pm and ended at 9:00pm.

Respectfully submitted,

Ray-nelle Cobb  
Secretary, Holomua Board

Approved \_\_\_\_\_