

**HOLOMUA BOARD OF DIRECTORS**  
**REGULARLY SCHEDULED MEETING following Annual Meeting**  
**MAY 14, 2019**  
**7<sup>TH</sup> FLOOR RECREATION ROOM**

**PRESENT**

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

**ABSENT**

Director Linette Tam  
Director Lena Wang

**BY INVITATION**

Philip Yee, Site Manager, Holomua Site Services  
Steve Chamberlain, Hawaiiiana Management Company, Ltd.

**CALL TO ORDER**

With a quorum established, President Ray-nelle Cobb called the Regular Meeting of the Board to order at 7:01 p.m.

**OWNERS FORUM**

Unit 801 provided the Board with her notes capturing the history of water leaking into her unit from Jan 26, 2019. She continues to hear water dripping behind the bathroom mirror.

Unit 1501 replaced the hot water plastic pipes with copper pipes after experiencing water leaks to his bathroom faucet. He voiced concern that two recent water leaks involving PEX pipes may indicate defective material.

Unit 2201 witnessed four juveniles trying to steal bikes from the bike rack and a homeless person who punched the glass window fronting the lobby.

**APPROVAL OF MINUTES**

The acceptance of the minutes from the March 12, 2019 Board and Annual meetings were unanimously approved, pending corrections.

**PRESIDENT'S REPORT**

Ms. Cobb indicated the rules for meetings:

- 1) Be respectful
- 2) Address concerns in writing prior to a meeting or bring up issues during Owners Forum.

**TREASURER'S REPORT**

Director Inouye said that the February and March financials were in order. A motion was made and seconded to accept, subject to audit. Our water bill has decreased slightly.

**MANAGEMENT REPORTS**

**Site Manager's Report:** Site Manager Philip Yee provided his monthly report to the Board for review. Six units have had their toilets checked for leakage. A request was made for security reports to be included in the site manager's summary.

**COMMITTEE REPORTS**

- 1) **Building & Grounds:** Gilman Hu submitted his resignation as chairperson. He will remain as a member.
- 2) **Rules & Regulations:** None
- 3) **Communications:** None
- 4) **Design Review:** None

**UNFINISHED BUSINESS**

- 1) **Stack Cleaning / Toilet Noise:** Waialae Plumbing will be contacted by Philip Yee for vertical stack cleaning and to look into the persistent toilet problems that 1006 has.
- 2) **Painting / Spalling / Water Intrusion:**  
Mike Shaw of /Total Class Solutions,LLC will be the project manager for the painting to be done by Statewide Painting. Contract is being finalized. Painting and Spalling will commence after the permit is issued.
- 3) **Elevator Flooding / Repair Reimbursement:** Steve Chamberlain is in contact with the adjuster for reimbursement.
- 4) **Key Fobs:** Philip Yee ordered 20 more fobs. They are available for \$50.00 Entry fobs are available for \$10.00

**NEW BUSINESS**

- #1 1501 Plumbing Concerns: owner requested clarification on bills received for PEX pipe and sink repair.
- #2 Gilman Hu asked permission to install a canopy on his lanai. Serge Krivatsky suggested that he submit a plan. Gilman will present it at the next meeting.
- #3 Altering the 328c parking stall curb. Philip will repair it.
- #4 LED lights in the garage have to be replaced. Philip will ask the distributor to get a better brand since the burnt bulbs were less than a year old.
- #5 Ray-nelle Cobb asked if something could be done about the speeding in the garage and reminding drivers to have their headlights on. Philip Yee will address this issue by posting.
- #6 Hawaiiiana received a request for \$585 reimbursement to unblock unit 903 toilet. Philip Yee will check whether #903 and #1003 were supposed to be unclogged.

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

The next Board of Director's meeting will be held on July 9, 2019 at 7:00pm in the 7<sup>th</sup> floor rec room.

**ADJOURNMENT**

There being no further business to discuss, Ray-nelle Cobb adjourned the meeting at 8:30 pm.

**EXECUTIVE SESSION**

The Board of Directors went into Executive Session at 8:30 pm and ended at 9:00pm.

Respectfully submitted,

Melissa Otaguro  
Secretary, Holomua Board