

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
MARCH 10, 2020
7TH FLOOR RECREATION ROOM**

PRESENT

President Ray-nelle Cobb
Vice President Serge Krivatsy
Treasurer Dennis Inouye
Director Dwayne Maki
Director Michael Hamm

ABSENT

Director Linette Tam
Secretary Melissa Otaguro
Director Kevin Shimizu

BY INVITATION

Fiorella Chia Demarzo, Building Manager, Integrated Facility Services
Steve Chamberlain, Hawaiiana Management Company, Ltd.
Chris Collins, Total Class Solutions

CALL TO ORDER

With a quorum established, President Ray-nelle Cobb called the Regular Meeting of the Board to order at 6:40 p.m. immediately following the Annual owner's meeting.

PROJECT UPDATE

Mr. Collins presented an update of the painting / spalling project to the Board. Sherwin Williams will be doing an inspection to address discrepancies. Additionally, Mr. Collins offered two proposals addressing the water intrusion into the lower level (basement) of the building. The Board will review the proposals.

OWNERS FORUM

Unit #1809 brought up concerns regarding the behavior of Statewide painters.

APPROVAL OF MINUTES

The acceptance of the minutes from the January 14, 2020 Board meeting was unanimously approved.

PRESIDENT'S REPORT

There was no report given.

TREASURER'S REPORT

Director Inouye stated the January 2020 financials were in order. A motion was made and seconded to accept, subject to audit. The motion passed unanimously.

SITE MANAGER'S REPORT

Site Manager Fiorella Chia Demarzo provided her monthly report to the Board for review.

COMMITTEE REPORTS

- 1) Building & Grounds: None
- 2) Rules & Regulations: None
- 3) Communications: None
- 4) Design Review: Board approved Unit #1006 air conditioner replacement.

UNFINISHED BUSINESS

- 1) **Painting / Spalling / Water Intrusion:** Mr. Collins gave an update earlier in the meeting.
- 2) **Lower Level Area:** Mr. Collins provided the Board with two proposals for their review.
- 3) **Elevator Room Air Conditioning:** The Building Manager will have Alakai Mechanical provide options.
- 4) **Overnight Security Services:** Coverage issues have been addressed.
- 5) **Window Cleaning:** The Board tabled this project until after the painting has been completed.

NEW BUSINESS

- 1) **Reserve Study:** Tabled.
- 2) **Insurance:** The Board reviewed the new summary of renewed policies.
- 3) **Unit #804's request to install storage unit in parking stall space.** There was a motion to allow the installation of a storage unit in the space fronting stall # 422. The motion failed.

EXECUTIVE SESSION

The Board went into Executive Session at 7:50pm and reconvened at 8:05pm.
Newly Elected Director, Michael Hamm, resigned his position on the Board.

DATE, TIME, & PLACE OF NEXT MEETING

The next Board of Directors' meeting will be held on May 12, 2020 at 7:00pm in the 7th floor activity room.

ADJOURNMENT

There being no further business to discuss, President Cobb adjourned the meeting at 8:08pm.

Respectfully submitted,
Steve Chamberlain
Recording Secretary

ACCEPTED _____

APPROVED BY BOD 7.14.2020