

HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING following Annual Meeting
MARCH 12, 2019
7TH FLOOR RECREATION ROOM

PRESENT

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

ABSENT

Secretary Melissa Otaguro
Director Linette Tam
Director Lena Wang

BY INVITATION

Philip Yee, Site Manager, Holomua Site Services
Steve Chamberlain, Hawaiiana Management Company, Ltd.
Mike Smith, Smith Hawaii

CALL TO ORDER

With a quorum established, Steve Chamberlain called the Regular Meeting of the Board to order at 6:35pm.

OWNERS FORUM

Unit 801 provided the Board with her notes capturing the history of water leaking into her unit from Jan 26, 2019 through Mar 12, 2019. The leakage continues.

Following the Annual Meeting preceding the Regular Board Meeting, Unit 804 asked who the newly-elected BOD officers were. It was announced that Ray-nelle Cobb was President, Serge Krivatsy was Vice President, Dennis Inouye was Treasurer, and Melissa Otaguro was Secretary.

APPROVAL OF MINUTES

The acceptance of the minutes from the January 27, 2019 meeting was unanimously approved, pending corrections.

PRESIDENT'S REPORT

None

TREASURER'S REPORT

Director Inouye mentioned that the budgeted amounts for GL 6040 (Sewer) and GL 7020 (P/R Maintenance) didn't appear to be correct because they were less than the budgeted amounts from 2018. Steve will investigate. He also asked Steve to find out how Hawaiiana was going to resolve the two months' billing error from Holomua Site Services for 2018. Steve will get back to Mr. Inouye. It was also noted that the current financials indicated high water usage since late 2018. Mr. Inouye will check with the Board of Water supply on our usage.

The December 2018 and January 2019 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.

COMMITTEE REPORTS

- 1) **Building & Grounds:** None
- 2) **Rules & Regulations:** None
- 3) **Communications:** None
- 4) **Design Review:** None

UNFINISHED BUSINESS

- 1) **Stack Cleaning / Toilet Noise:** No updated proposal obtained from Waialae Plumbing. Commercial Plumbing snaked Unit 906 toilet. No blockage was identified that would have impacted the ongoing gurgling issue from Unit 1006 toilet.
- 2) **Painting / Spalling / Water Intrusion:**
Mike Smith of Smith Hawaii was invited to provide additional information on the steps needed to be taken in order to facilitate the painting project with Statewide. He covered the necessity of obtaining a building permit due to the anticipated repair of concrete (spalling).

It was unclear whether a contract with Statewide Painting was ever executed. Steve will check.

- 3) **Elevator Flooding / Repair Reimbursement:** Sue Savio is investigating whether it is possible to file a claim.
- 4) **Key Fobs:** Residents recently purchased fobs from new vendor, Community Controls Remote but was charged a higher rate than agreed upon. Hawaiiana to reimburse those who erroneously paid \$65 instead of \$50.

NEW BUSINESS

- 1) **Insurance Renewal:** Confirmed that Insurance Associates is monitoring the annual condo insurance coverage with owners as they come up for renewal.
- 2) **Water Leak:** Unit 1501 had water leak that is affecting units in 01 stack.
- 3) **Alternate Painting Consultant:** Board will consider an alternate consultant to oversee painting project instead of utilizing Smith Hawaii.

DATE, TIME, & PLACE OF NEXT MEETING

The next Board of Director's meeting will be held on May 14, 2019 at 7:00pm in the 7th floor rec room.

ADJOURNMENT

There being no further business to discuss, Steve Chamberlain adjourned the Regular Meeting of the Board at 7:42pm.

EXECUTIVE SESSION

The Board of Directors went into Executive Session at 7:47pm and ended at 8:30pm.

Respectfully submitted,

Ray-nelle Cobb
Secretary, Holomua Board