

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
JUNE 29, 2023 7:00 pm
ON-SITE 7TH FLOOR ACTIVITY ROOM**

PRESENT

President Ray-nelle Cobb
Vice President Serge Krivatsy
Treasurer Dennis Inouye
Director Linette Tam
Director Nikko Nicholas

EXCUSED

Secretary Melissa Otaguro
Director Blake Arita
Director Kevin Shimizu

BY INVITATION

Connor Zelewski, Integrated Facility Services
Albert Cloutier, Hawaiiana 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 pm.

OWNERS FORUM

Unit owners of #2209, #1206, and 2104 provided input to the Board regarding building security concerns.

APPROVAL OF MINUTES

The Board unanimously approved the minutes of the Regular Meeting of May 9, 2023.

PRESIDENT'S REPORT

No report.

TREASURER'S REPORT

The Board accepted the financial statements for April - May 2023 subject to audit.

SITE MANAGER'S REPORT

The Board reviewed the SM's written report. A copy is on file in the SM office and the offices of Hawaiiana Management Company, Ltd.

COMMITTEE REPORTS

- 1) **Building & Grounds:** None.
- 2) **Rules & Regulations:** None.
- 3) **Communications:** Email from #803 – Discussed in Executive Session
- 4) **Design Review:** None.

UNFINISHED BUSINESS

- 1) **Bylaws Amendment:** The Board directed the ME to do a targeted mail out of those offsite owners who have not yet responded.
- 2) **ATS:** The SM informed the Board that work is completed.
- 3) **2024 Draft Budget:** The ME submitted the 2024 draft budget for review/revision. The Board was encouraged to approve a finalized budget no later than the September 12, 2023 Board meeting.
- 4) **Benchmarking:** The SM has submitted the report on time, as required by the State. The matter is closed.

NEW BUSINESS

- 1) **Window Washing:** The Board reviewed proposals. Motion by Inouye to approve the approval by Dynamo Hawaii at a cost of \$5,849. Second by Nicholas. Unanimously approved. SM will coordinate the work with vendor.
- 2) **Security:** The Board discussed various ways of increasing security at the property to deter trespassers. The SM directed to obtain a proposal for a roll-up gate. The matter was deferred pending proposals.

EXECUTIVE SESSION

The Board went into Executive Session at 8:17 pm to discuss potentially litigious and personnel matters. Regular session reconvened at 8:49 pm.

DATE, TIME, & PLACE OF NEXT MEETINGS

The next Regular meeting of the Board will be on Tuesday September 12, 2023 at 7:00 pm - 7th floor Activity Room.

ADJOURNMENT

There being no further business to discuss, President Cobb adjourned the meeting at 8:50 pm.

Submitted by,

Albert Cloutier CMCA®, AMS®, PCAM®
Recording Secretary