

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
JULY 14, 2020  
7<sup>TH</sup> FLOOR RECREATION ROOM**

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

**ABSENT** Director Linette Tam  
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 7:00pm.

**PROJECT UPDATE**

Mr. Collins presented an update of the painting/ spalling project to the Board. The project has fallen behind schedule and Statewide Painting began incurring daily penalties beginning July 6, 2020. Mr. Collins advised the Board that water seepage in the basement may be impossible to stop. Since the Board determined that the basement was not to be accessed except for maintenance, they decided not to pursue waterproofing the basement walls. Instead, our maintenance personnel would inspect and remove excess basement water on a set schedule. Also, there was a motion and second to accept the CPSC proposal to waterproof the 6th floor garage cracks and caulk the 7th floor joint for \$7,640.

**OWNERS FORUM**

No owner issues were brought up.

**APPROVAL OF MINUTES**

There was unanimous acceptance of the minutes from the March 10, 2020 Board meeting, pending corrections. There was unanimous acceptance of the minutes from the March 10, 2020 Annual Owner's meeting as well as the Organizational meeting held on the same date.

**PRESIDENT'S REPORT**

There was no report given.

**TREASURER'S REPORT**

Director Inouye stated the financials were in order for the months of February, March, and May 2020. A motion was made and seconded to accept, subject to audit. The motion passed unanimously.

Regarding the stale checks discovered in the manager's office, the Board unanimously approved a motion asking Mr. Chamberlain to send a second letter to those residents that failed to respond to the first letter. The second letter would request payment within thirty days or fobs would be deactivated.

**SITE MANAGER'S REPORT**

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

**COMMITTEE REPORTS**

- 1) **Building & Grounds:** Mr. Lynch provided the Board with information regarding new bike racks for Holomua. There was some concern regarding the suggested locations. This item was deferred until further information can be gathered.
- 2) **Rules & Regulations:** None
- 3) **Communications:** None
- 4) **Design Review:** There is one pending request for air conditioner replacement.

**UNFINISHED BUSINESS**

- 1) **Painting / Spalling / Water Intrusion:** Mr. Collins gave an update earlier in the meeting.
- 2) **Elevator Pit Flooding:** The Board determined that the actions taken earlier to raise equipment and replace the pump have resolved this matter.
- 3) **Window Cleaning:** The Board tabled this project until additional proposals can be obtained.
- 4) **Lanai Deck Coating:** There was unanimous consent to ratify the email vote approving use of Rextthane Coating for units 804, 806, and 808 floor lanais.

**NEW BUSINESS**

- 1) **Fencing:** Deferred until the possibility of using the side area as bicycle storage has been evaluated.
- 2) **Stack Cleaning:** This item was tabled.
- 3) **Parking Stalls:** Ms. Demarzo will post notices reminding residents to clean stalls of oil stains. There was also a discussion concerning resident using parking stalls as storage spaces, which is a house rule violation.
- 4) **Building Manager Hours:** There was a discussion concerning the amount of hours currently allocated to the building manager. The item was deferred for further discussion.
- 5) **7<sup>th</sup> Floor Activity Area:** There was unanimous consent to keep the common activity area closed due to the COVID-19 pandemic. The Building Manager will informally poll residents as to what activities were likely to take place should the area be re-opened.

**EXECUTIVE SESSION**

The Board went into Executive Session at 9:25pm and reconvened at 9:33pm.

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

The next Board of Directors' meeting will be held on September 8, 2020 at 7:00pm in the 7<sup>th</sup> floor activity room.

**ADJOURNMENT**

There being no further business to discuss, President Cobb adjourned the meeting at 9:33pm.

Respectfully submitted,  
Steve Chamberlain  
Recording Secretary

ACCEPTED \_\_\_\_\_