

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
SEPTEMBER 12, 2023, 7:00 pm  
ON-SITE 7<sup>TH</sup> FLOOR ACTIVITY ROOM**

**PRESENT**

President Ray-nelle Cobb  
Vice President Serge Krivatsy  
Treasurer Dennis Inouye  
Secretary Melissa Otaguro  
Director Blake Arita  
Director Nikko Nicholas

**EXCUSED**

Director Linette Tam  
Director Kevin Shimizu

**BY INVITATION**

SM Dayna Cullen and Colleen Hoomana, Integrated Facility Services  
Albert Cloutier, Hawaiiana Management Company, Ltd.  
Noah Smythe, Raynor Roll-Up Gates

**CALL TO ORDER**

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

**SPECIAL ORDER**

Noah Smythe of Raynor Roll-up Gates gave a verbal presentation. A Q&A followed. Mr. Smythe departed the meeting at 7:42 pm.

**APPROVAL OF MINUTES**

The Board unanimously approved the minutes of the Regular Meeting of June 29, 2023.

**PRESIDENT'S REPORT**

No report.

**TREASURER'S REPORT**

The Board accepted the financial statements for June - July 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:** None
- 4) **Design Review:** None.

**UNFINISHED BUSINESS**

- 1) **Bylaws Amendment:** The ME informed that the Resolution was passed by owners and the amended documents recorded. As of the 2024 Annual Meeting the Board shall be comprised of 7 owners.
- 2) **2024 Draft Budget:** The Board reviewed the 2024 Draft Budget with a 5% increase in maintenance fees. MOTION by Inouye to approve the budget as presented. SECOND by Nicholas. It was unanimously approved.
- 3) **Roll-Up Gate:** The matter was deferred pending proposals.

**NEW BUSINESS**

- 1) **Leak in Garage:** The Board discussed leaks which occur during heavy rains. Possibly infiltrating through the gaps in concrete slabs. ME & SM will investigate the nature of the leaks.
- 2) **Driveway Benches:** The Board discussed the two driveway benches which appear to be used only by vagrants. The Board agreed to have the benches removed from the area. By unanimous consent.
- 3) **Security Cameras:** This matter was tabled indefinitely.
- 4) **Security:** The Board discussed the current level of staffing. The SM was directed to obtain a proposal for additional hours of coverage from 10 am to 6 pm on Sundays.
- 5) **Backflow Preventer:** The SM reported that the device was found to need repairs during the recent annual inspection by Alakai'i Mechanical. The matter was deferred pending proposal.

**EXECUTIVE SESSION**

The Board went into Executive Session at 8:25 pm to discuss potentially litigious matters. Regular session reconvened at 8:32 pm.

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

The next Regular meeting of the Board will be on Monday November 20, 2023 at 7:00 pm - 7<sup>th</sup> floor Activity Room.

**ADJOURNMENT**

There being no further business to discuss, President Cobb adjourned the meeting at 8:33 pm.

Submitted by,

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