

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
SEPTEMBER 13, 2022 7:00 pm
Via Zoom Video-Conferencing**

PRESENT

President Ray-nelle Cobb
Treasurer Dennis Inouye
Secretary Melissa Otaguro
Director Kevin Shimizu
Vice President Serge Krivatsy

ABSENT

Director Linette Tam

BY INVITATION

Te Amo Lee, Integrated Facility Services
Albert Cloutier, Hawaiiana Management Company, Ltd.

ALSO PRESENT

Unit Owner # 2211 (Lau), #2404 (Arita), #1004 (Asato & Muraoka), #2303 (Maciolek Living Trust – Nikko Nicholas).

CALL TO ORDER

With a quorum established, President Ray-nelle Cobb called the Regular Meeting of the Board to order at 7:11 pm.

SPECIAL ORDER

Motion by Director Otaguro to appoint Blake Arita (#2404) and Nikko Nicholas (#2303) to fill two vacant Directors positions until the next Annual Meeting. Second by Director Krivatsky. It was unanimously approved.

OWNERS FORUM

Unit owner #2211 (Lau) requested that the bird netting in the garage be repaired and the pigeon waste cleaned from the garage floor. The Site Manager will attend to the matter.

Unit owner #1004 (Asato) filed an appeal with the Board, requesting that she not be assessed the entire master insurance policy deductible (\$25,000) for the water leak caused by her tenant. The Board took this matter up under New Business.

APPROVAL OF MINUTES

The minutes of the Regular Board meeting of August1, 2022 and the Organizational Meeting of August 1, 2022 were unanimously approved.

PRESIDENT'S REPORT

No report.

TREASURER'S REPORT

The financial statements for July 2022 were accepted, subject to audit.

SITE MANAGER'S REPORT

SM Lee's written report was distributed to the Board prior to the meeting. 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:** Unit #804 requested her HO6 deductible be assessed to unit #1004. The request was unanimously denied.
- 4) **Design Review:**

UNFINISHED BUSINESS

- 1) **Draft Budget:** The Board reviewed and discussed the 2023 Draft Budget with a 3% increase in maintenance fees. Motion by Director Inouye to approve the budget as presented. Second by Director Otaguro. It was unanimously approved.
- 2) **Fire Sprinkler Leak from Unit #1004:** The Board discussed the leak from Unit #1004, caused by the tenant hanging clothing from the sprinkler head. The leak damaged the common element hallways and units: #1004, #1005, #1003, #906, #905, #806, #805, & #804. They also discussed the appeal by unit owner #1004 to not have the entire master policy deductible assessed to her unit. Motion by Director Inouye to assess the \$25,000 deductible to the unit responsible for the leak (#1004). Second by Director Arita. It was unanimously approved.
- 3) **Bylaws Amendment:** The Board reviewed a status update from the ME. SM was directed to post a reminder notice to owners to please mail in their ballots.
- 4) **Short Term Rental Violation:** The Board discussed an owner’s appeal to a \$250 fine assessed to his unit for violating the Governing Documents & Honolulu City & County Ordinance by operating an illegal Short Term Rental (AirBnB) out of the unit. Motion by Director Inouye to deny the appeal and to let the violation fine of \$250 remain in place. Second by Director Arita. It was unanimously approved.

NEW BUSINESS

- 1) **Security Guard Company** – The Board discussed the current vendor’s contract and reviewed a proposal from a competitor. The matter was deferred pending additional information.

EXECUTIVE SESSION

No Executive Session

DATE, TIME, & PLACE OF NEXT MEETINGS

The next meeting will be on Tuesday November 8, 2022 at 7:00 pm. Location to be announced.

ADJOURNMENT

There being no further business to discuss, President Cobb adjourned the meeting at 8:23 pm.

Submitted by,

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