

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
SEPTEMBER 29, 2020 7:00pm  
VIA ZOOM**

**PRESENT**

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

**ABSENT**

Director Dwayne Maki

**BY INVITATION**

Fiorella Chia Demarzo, Sarah Solmirin Building Managers, 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 7:09pm.

**PROJECT UPDATE**

Mr. Collins presented an update of the painting / spalling project to the Board which was recently completed. Final payments are being processed. After the next heavy rain, TCS will inspect the garage / ramp injection and caulking work for any water leaks to ascertain whether the CPSC repair work was adequate or further work will be required.

**OWNERS FORUM**

No owner issues were brought up.

**APPROVAL OF MINUTES**

There was unanimous acceptance of the minutes from the July 14, 2020 Board meeting, pending corrections.

**PRESIDENT'S REPORT**

There was no report given.

**TREASURER'S REPORT**

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

- 1) Stale checks written for fobs has been resolved in September 2020.
- 2) Due to Hawaiiana's oversight, 2018, 2019, and 2020 HO6 insurance premiums for non-compliant owners were not charged backed to respective owners. Requested that new GL's be created in the monthly financial report to track HO6 payments.
- 3) Painting Project completed and final bill approved for payment. Four units had chargebacks which are in the process of being collected due to extra lanai work preparation.

**SITE MANAGER’S REPORT**

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

- Seeking input from McCully Bike Shop regarding the racks.
- Fencing; see below.
- Security cameras should be arriving soon from OCS.

**COMMITTEE REPORTS**

- 1) **Building & Grounds:** None.
- 2) **Rules & Regulations:** None
- 3) **Communications:** None
- 4) **Design Review:** #804: Letter was sent requesting submission of design application for non-approved modifications completed to #804. No response from owner subsequently received. Mr. Chamberlain will reach out to Mr. Hu on October 10, 2020 to see if any action has been taken if no word received.  
Approval for units # 2403, 1606, 1007’s requests were ratified

**UNFINISHED BUSINESS**

- 1) **Painting / Spalling / Water Intrusion:** Mr. Collins gave an update earlier in the meeting.
- 2) **Window Cleaning:** An additional proposal was obtained from Quality Window Cleaning to determine the extra cost for removing paint spray and drips from the inaccessible exterior windows. Mr. Chamberlain will inquire with Chris Collins whether \$1250 can be deducted from Statewide’s final bill.
- 3) **Fencing:** Additional proposals came in today which SM forwarded to the Board. The Board agreed to fence off the five exposed points in the garage. They rejected the proposal to fence off the two exterior areas of the property. SM awaiting third proposal before selecting contractor.
- 4) **Door Installation into Unfinished Area:** Proposals from Home Depot and Thanh Dang were considered. There was unanimous agreement to accept the Home Depot proposal.

**NEW BUSINESS**

- 1) **Project Rules:** Revised rules for H. 13 were sent to owners.
- 2) **2021 Budget** (Executive Session.)

**EXECUTIVE SESSION**

The Board went into Executive Session at 8:23pm and reconvened at 8:45pm.

There was unanimous consent to accept the 2021 Budget at a 2% maintenance fee increase.

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

The next Board of Directors’ meeting will be held on November 10, 2020 at 7:00pm in the 7<sup>th</sup> floor activity room or via ZOOM.

The Annual Meeting will be held on March 9, 2021 with 6:00pm check-in and 6:30pm meeting in the 7<sup>th</sup> floor activity room.

**ADJOURNMENT**

There being no further business to discuss, President Cobb adjourned the meeting at 8:48pm.

Respectfully submitted,  
Steve Chamberlain  
Recording Secretary

ACCEPTED \_\_\_\_\_