

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
January 11, 2022 7:00 pm  
Via Zoom Video-Conferencing**

**PRESENT**

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

**ABSENT**

**BY INVITATION**

Junior Magusara, Integrated Facility Services  
Albert Cloutier, Hawaiiana Management Company, Ltd.

**ALSO PRESENT**

Unit Owner # 904 (Shimizu) & 1809 (Luo-Souza)

**CALL TO ORDER**

With a quorum established, President Ray-nelle Cobb called the Regular Meeting of the Board to order at 7:06 pm.

**OWNERS FORUM**

No input from owners

**APPROVAL OF MINUTES**

The minutes of the Regular Board meeting of September 14, 2021 were unanimously approved, as corrected.

**PRESIDENT'S REPORT**

No report.

**TREASURER'S REPORT**

The financial statements for August 2021 – November 2021 were approved, subject to audit.

**SITE MANAGER'S REPORT**

SM Magusara'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:** None
- 4) **Design Review:** Recommendation by committee to approve unit 808 AC and 2407 Flooring. They were both approved.

**UNFINISHED BUSINESS**

- 1) **Security:** The Board discussed various security matters (Guards, Roll-Up Gate). The matter was deferred
- 2) **Horizontal Drain Cleaning:** The matter was closed and shall be removed from the agenda.
- 3) **Speed Bumps:** The speed bumps have been installed. SM Magasura was commended on his investigation into the timing mechanism for the gate arm \

- 4) **Back Storage Gate:** It was decided that the back storage gate replacement is not needed at this time. The matter was removed from the agenda.
- 5) **Trash Chute:** The Board discussed trash chute door repairs. The matter was deferred pending proposal.
- 6) **Carpet Cleaning:** The Board was informed that the carpeting cleaning is completed.

**NEW BUSINESS**

- 1) **AC in Elevator Room:** The Board unanimously ratified an email vote to replace the AC unit in the Elevator Room. The work was completed by Alaka'i Mechanical at a cost of \$2,690.84
- 2) **Generator Maintenance Contract:** The Board unanimously ratified an email vote to approve Cummins maintenance agreement at a cost of \$3,721.12.

**EXECUTIVE SESSION**

No Executive Session

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

The next meeting will be on Tuesday March 8, 2022 at 7:30 pm - On Site Activity Room, immediately following the Association Annual & Organizational Meetings to be held at 6:30 pm.

**ADJOURNMENT**

There being no further business to discuss, President Cobb adjourned the meeting at 7:45 pm.

Submitted by,

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