

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
JANUARY 10, 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

**EXCUSED**

Director Linette Tam  
Director Kevin Shimizu  
Director Nikko Nicholas

**BY INVITATION**

Connor Zelewski, Integrated Facility Services  
Albert Cloutier, Hawaiiana Management Company, Ltd.

**CALL TO ORDER**

With a quorum established, President Ray-nelle Cobb called the Regular Meeting of the Board to order at 7:00 pm.

**OWNERS FORUM**

Unit owners 1003(Choy) and 904 (Shimizu) were present.

**APPROVAL OF MINUTES**

The Board unanimously approved the minutes of the Regular Board meeting of November 8, 2022, as corrected.

**PRESIDENT'S REPORT**

No report.

**TREASURER'S REPORT**

The Board accepted the financial statements for October - November 2022 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:** The Board ratified design approvals for flooring in units 1001 (Chong) and 1110 (Nishimura), previously voted on via email.

**UNFINISHED BUSINESS**

- 1) **Bylaws Amendment:** The Board reviewed a status update. 47.4955% have voted in favor of reducing the number of Board Members from nine to seven. The matter was deferred pending approval by owners.
- 2) **Plumbing:** The Site Manager informed the Board that the work installing access tees in garage and the drain clean out/inspection is complete. Alakai'i Mechanical will provide an inspection report with video shortly.

- 3) **High-risk Component Inspection:** Tabled until the 2024 budget.

**NEW BUSINESS**

- 1) **Back of Property:** The Board directed the SM to purchase proper tools for janitorial crew to clean the area. Also directed to trim or cut down the trees and install better lighting. In addition, to obtain proposals for fencing.
- 2) **Security Concerns:** The Board unanimously voted to increase the hours of the Site Management Company to 40 hours per week on a 3-month trial basis, in an attempt to provide better coverage, thereby alleviating security concerns during late afternoon hours.
- 3) **Bulk Cable Contract:** Tabled indefinitely. The SM will coordinate setting up internet access in the activity room to facilitate Zoom meetings by Board members.
- 4) **Security Guards Contract:** The SM will obtain proposals prior to March renewal with current company.

**EXECUTIVE SESSION**

The Board went into Executive Session at 8:08 pm to discuss personnel matters. Regular session reconvened at 8:21 pm.

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

The next Regular meeting of the Board will be on Tuesday March 14, 2023 immediately following the Association Annual and organizational meetings (approx. 7:30 pm), 7<sup>th</sup> floor Activity Room.

**ADJOURNMENT**

There being no further business to discuss, President Cobb adjourned the meeting at 8:22 pm.

Submitted by,



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