

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
MARCH 14, 2023 7:00 pm
ON-SITE 7TH FLOOR ACTIVITY ROOM**

PRESENT

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

EXCUSED

Vice President Serge Krivatsy
Director Linette Tam
Director Kevin Shimizu

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.

APPROVAL OF MINUTES

The Board unanimously approved the minutes of the Regular Board meeting of January 10, 2023.

PRESIDENT'S REPORT

No report.

TREASURER'S REPORT

The Board accepted the financial statements for December 2022 – January 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.

MOTION by [Inouye] to approved installation of fence per proposal by Upright Fencing at a cost of \$12,184.57. Second by [Nicholas]. Approved by unanimous consent.

COMMITTEE REPORTS

- 1) **Building & Grounds:** None.
- 2) **Rules & Regulations:** None.
- 3) **Communications:** None.
- 4) **Design Review:** None

UNFINISHED BUSINESS

- 1) **Bylaws Amendment:** Deferred.
- 2) **Back of Property Improvements:** MOTION by [Inouye] to approve removal of trees on neighboring property (upon written consent from property owner), at a cost not to exceed \$1500. Second by [Nicholas]. Approved by unanimous consent.
- 3) **Security Guard Contract:** The Board ratified a new contract with Alert Security, previously approved via email. New contract is at an hourly rate of \$30.30 base rate/\$45.45 OT Rate. Contracted for 56 hours per week. Approved by unanimous consent.

NEW BUSINESS

- 1) **Insurance Renewal:** The Board ratified the master policy insurance renewal obtained through Insurance Associates, previously voted on via email. Annual cost for all lines of coverage is \$128,622. Approved by unanimous consent.
- 2) **ATS Switch between Generator and Booster Pumps:** Deferred pending additional proposals.
- 3) **Roof Leak Ewa Side 24th Floor:** MOTION to approved proposal from Rainbow Roofing at a cost of \$458 [Inouye]. Second by [Tam]. Approved by unanimous consent.
- 4) **Power Panel Replacement:** The ratified emergency replacement of power panels controlling the fire alarm by Johnson Controls at a cost of \$12,194.79, previously voted on via email. Approved by unanimous consent.

EXECUTIVE SESSION

The Board went into Executive Session at 8:06 pm to discuss potentially litigious and personnel matters. Regular session reconvened at 8:32 pm.

DATE, TIME, & PLACE OF NEXT MEETINGS

The next Regular meeting of the Board will be on Tuesday May 9, 2023 at 7:00 pm - 7th 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