

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
MAY 9, 2023 7:00 pm
ON-SITE 7TH FLOOR ACTIVITY ROOM**

PRESENT

President Ray-nelle Cobb
Vice President Serge Krivatsy
Treasurer Dennis Inouye
Secretary Melissa Otaguro
Director Nikko Nicholas

EXCUSED

Director Blake Arita
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 7:01 pm.

APPROVAL OF MINUTES

The Board unanimously approved the minutes of the Association Meeting, Organizational Meeting, and Regular Meeting of March 14, 2023.

PRESIDENT'S REPORT

No report.

TREASURER'S REPORT

The Board accepted the financial statements for February – March 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.

COMMITTEE REPORTS

- 1) **Building & Grounds:** None.
- 2) **Rules & Regulations:** None.
- 3) **Communications:** None.
- 4) **Design Review:** The Board ratified a design request approval for unit 2011 to install new flooring.

UNFINISHED BUSINESS

- 1) **Bylaws Amendment:** Deferred.
- 2) **Back of Property Improvements:** The SM informed the Board that the various projects at the back of property improvements are completed or almost completed.
- 3) **Roof:** The SM informed the Board the roof repairs are completed.
- 4) **Power Panel Replacement:** The SM informed the Board the replacement is completed. .
- 5) **ATS:** The part is on order from Hawaii Unified LLC and awaiting shipment. SM will coordinate with vendor once the part arrives.

NEW BUSINESS

- 1) **2024 Draft Budget:** The ME informed the Board that he has already begun work on the budget draft. A draft will be available for Board review in June/July. The goal for approving a finalized budget is no later than September 2023.
- 2) **Benchmarking:** The SM informed the Board that he is approximately 90% finished in submitting the new report required by the City & County of Honolulu. He informed the Board that the report would be submitted prior to the deadline of June 30, 2023. The ME reemphasized how important it is to complete the report, before the deadline, in order to avoid fines and penalties. The SM assured the Board that it would be done.
- 3) **Dryer Vents:** The Board discussed costs of cleaning dryer vents. The vents are not common element. SM will try to obtain a bulk pricing and post a sign-up sheet for interested owners.
- 4) **Security Guards:** The Board ratified minor changes to the Alert Security contract, previously approved via email.
- 5) **Cleanouts:** SM gave a verbal report of the newly installed cleanouts and the video camera inspection footage of the horizontal lines. They looked clean.

EXECUTIVE SESSION

The Board went into Executive Session at 7:58 pm to discuss potentially litigious and personnel matters. Regular session reconvened at 8:27 pm.

DATE, TIME, & PLACE OF NEXT MEETINGS

The next Regular meeting of the Board will be on Thursday June 29, 2023 at 7:00 pm - 7th floor Activity Room.

ADJOURNMENT

There being no further business to discuss, President Cobb adjourned the meeting at 8:27 pm.

Submitted by,



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