

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
September 14, 2021 7:00 pm
Via Zoom Video-Conferencing**

PRESENT

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

ABSENT

Vice President Serge Krivatsy

BY INVITATION

Alexandra Chia Demarzo, 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

Unit owner 1809 brought up a concern of residents not wearing masks in the elevators and of a water drip on her lanai. The SM is looking both issues.

APPROVAL OF MINUTES

The minutes of the Association Annual and Organizational Meetings of July 13, 2021 and the Regular Board meeting of July 13, 2021 were unanimously approved.

PRESIDENT'S REPORT

No report.

TREASURER'S REPORT

The financial statements for June 2021 – July 2021 were approved, subject to audit.

SITE MANAGER'S REPORT

SM Demarzo's written report was distributed to the Board prior to the meeting. A copy is on file in her 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 2106 Flooring. Approved by BOD majority with 1 opposed (Director Otaguro).

UNFINISHED BUSINESS

No Unfinished Business

NEW BUSINESS

- 1) **2021 Draft Budget:** The Board reviewed the 2021 Draft Budget with a 2% increase in Maintenance fees. Motion by Director Inouye to approve the budget as presented. Second by Director Shimizu. It was unanimously approved.
- 2) **Security (guards, fence, trespassers):** Discussed under SM report. Deferred pending proposals.
- 3) **Void Unimproved Space in Bottom of Building:** The Board discussed the Void Space (Unimproved Area) in the Bottom of Building. The matter was tabled indefinitely.
- 4) **Horizontal Cleaning:** deferred pending additional proposal
- 5) **Speed Bumps:** Motion by Director Inouye to approve installation of rubber speed bumps by DC Asphalt at a cost of \$1,750, contingent on SM confirming the length, width, and height as 6' by 12" by 2.65". Second by Director Tam. It was unanimously approved.
- 6) **Back Storage Gate:** Deferred.
- 7) **Trash Chute Cleaning:** Deferred.
- 8) **Purchase Carpet Cleaner:** Deferred.
- 9) **Rodents Under Sidewalk:** Deferred.
- 10) **Water Leak From Unit 1805 Water Supply Pipe:** The Board discussed a water leak incident investigated by Waialae Plumbing and found to be coming from a water supply pipe serving unit 1805. Motion by Director Inouye to assess the cost of the plumbing investigation and repairs to Unit 1805. Second by Director Cobb. It was unanimously approved.

EXECUTIVE SESSION

No Executive Session

DATE, TIME, & PLACE OF NEXT MEETINGS

The next Board of Directors' meeting will be on Tuesday November 9, 2021 at 7 pm On Site Activity Room (possibly via Zoom, pending Covid19 restrictions).

ADJOURNMENT

There being no further business to discuss, President Cobb adjourned the meeting at 8:58 pm.

Submitted by,

Albert Cloutier CMCA®, AMS®, PCAM®

Recording Secretary