

**HOLOMUA BOARD OF DIRECTORS  
REGULARLY SCHEDULED MEETING  
NOVEMBER 8, 2022 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  
Director Nikko Nicholas

**EXCUSED**

Director Linette Tam  
Director Kevin Shimizu

**BY INVITATION**

Colleen Hoomana, Melissa Kamber, and 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**

No owners present.

**APPROVAL OF MINUTES**

The Board unanimously approved the minutes of the Regular Board meeting of September 13, 2022.

**PRESIDENT'S REPORT**

No report.

**TREASURER'S REPORT**

The Board accepted the financial statements for August - September 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 904 (Shimizu) and 1411 (Shoji), previously voted on via email.

**UNFINISHED BUSINESS**

- 1) **Bylaws Amendment:** The Board reviewed a status update. 46.3807% have voted in favor of reducing the number of Board Members from nine to seven. The matter was deferred pending approval by owners.

**NEW BUSINESS**

- 1) **Ohana Controls:** The Board reviewed and unanimously rejected a proposal to provide an annual maintenance contract for the camera and security system.
- 2) **Integrated Facility Services Hawaii:** The Board reviewed a request by IFSH to increase their contract price by 5%, effective January 1, 2023. Motion by Director Krivatsy to approve. Unanimously approved.
- 3) **Hydro-Jetting:** The Board reviewed proposals for hydro-jetting the drain cleanouts. Motion by Director Krivatsy to approve proposal from Alakai'i Mechanical with all three options (Jetting 6<sup>th</sup> & 7<sup>th</sup> Garage Floor Horizontals, Jetting Ground Floor Horizontals, and Installing 47 Cleanout Tee Fittings with Jetting of Verticals and Cleaning Vent Lines, at a cost not to exceed \$22,000.00 (less than quoted by Alakai'i). Second by Director Nicholas. Unanimously approved. ME will request an amended proposal from Alakai'i.
- 4) **Set the Dates of 2023 Meetings** – The Board set the dates of the 2023 meetings as follows: January 10<sup>th</sup> (BOD), March 14<sup>th</sup> (Annual, Org, BOD), May 9<sup>th</sup> (BOD), June 29<sup>th</sup> (BOD), Sept 12<sup>th</sup> (BOD), and Nov 14<sup>th</sup>.
- 5) **High-Risk Components Inspections** – The Board discussed conducting inspections in 2023. SM and ME will gather plumbing inspection proposals.

**EXECUTIVE SESSION**

The Board went into Executive Session at 7:56 pm to discuss personnel matters. Regular session reconvened at 8:08 pm.

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

The next meeting will be on Tuesday January 10, 2023 at 7:00 pm, 7<sup>th</sup> floor Activity Room.

**ADJOURNMENT**

There being no further business to discuss, President Cobb adjourned the meeting at 8:09 pm.

Submitted by,

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