

**HOLOMUA BOARD OF DIRECTORS
REGULARLY SCHEDULED MEETING
JULY 9, 2019
7TH FLOOR RECREATION ROOM**

PRESENT

President Ray-nelle Cobb Director Dwayne Maki
Vice President Serge Krivatsy Director Kevin Shimizu
Treasurer Dennis Inouye

ABSENT

Director Linette Tam
Director Lena Wang
Secretary Melissa Otaguro

BY INVITATION

Philip Yee, Site Manager, Holomua Site Services
Steve Chamberlain, Hawaiiana Management Company, Ltd.
Mike Shaw, Total Class Solutions

OWNERS PRESENT Gilman Hu (804)

CALL TO ORDER

With a quorum established, President Ray-nelle Cobb called the Regular Meeting of the Board to order at 7:03 p.m.

OWNERS FORUM

Unit 801 continues to hear water dripping behind the bathroom mirror during peak hours.

There was a break in the agenda to accommodate Mr. Shaw, the Project Coordinator from Total Class Solutions, who gave the Board an update on the painting / spalling project. Statewide Painting has the job slated to begin in September of 2019. Mike Shaw will arrange a pre-planning meeting with Statewide Painting with Board in the near future. Appropriate notices will be posted, as there will be a lot of noise when the work is started.

APPROVAL OF MINUTES

The acceptance of the minutes from the May 14, 2019 Board meeting was unanimously approved.

PRESIDENT'S REPORT

No Report.

TREASURER'S REPORT

Director Inouye stated the April and May financials were in order. A motion was made and seconded to accept, subject to audit.

MANAGEMENT REPORTS

Site Manager's Report: Site Manager Philip Yee provided his monthly report to the Board for review.

- There was unanimous consent for Mr. Yee to use a new vendor, The Light Bulb Source, for replacement LED bulbs.
- There was unanimous consent to accept the proposal from GOC Technologies to replace the trash chute door, for the amount of \$1,670.16. Once the new trash chute door is installed, Mr. Phil Yee will notify West Oahu Aggregate to not use/touch the door. If they use/touch the door, they will be responsible for any damages.

COMMITTEE REPORTS

- 1) **Building & Grounds:** None
- 2) **Rules & Regulations:** None
- 3) **Communications:** Ms. Cobb will be working on a newsletter.
- 4) **Design Review:** None.

UNFINISHED BUSINESS

- 1) **Stack Cleaning / Toilet Noise:** Waialae Plumbing has been contacted by Philip Yee for vertical stack cleaning and to look into the persistent toilet problems that 1006 has. Proposal from Waialae will be in by July 12, 2019.
- 2) **Painting / Spalling / Water Intrusion:** Mr. Shaw gave an update earlier in the meeting.
- 3) **Elevator Flooding / Repair Reimbursement:** Insurance will not cover the damage. Mr. Yee will be getting an estimate from Waialae Plumbing on the elevator pit sump pump. Depending on the proposal, the Board may try to buy a sump pump from a hardware store.
- 4) **#804 Lanai Canopy Request:** Mr. Hu presented his new plans. The Board will review and seek advice from attorney and insurance agent.
- 5) **Parking Garage Lighting:** Addressed in the Site Manager's report.
- 6) **#903 Reimbursement:** The Board unanimously approved reimbursing unit #903 for costs incurred for blockage that occurred on the main line.

NEW BUSINESS

- 1) **Ratification of Entry Phone email Vote:** The Board unanimously approved accepting the proposal from Ohana Control to replace the existing failed entry phone. No estimate yet on installation date.
- 2) **Security Coverage:** Gaps in coverage were discussed in the Site Manager's report. Mr. Chamberlain and Mr. Yee are to go over the next invoice from the vendor.
- 3) **Annual Meeting Date:** There was unanimous consent to hold the next annual ownership meeting on March 10, 2020, at 6:30pm.
- 4) **Termite Concerns:** Mr. Phil Yee to notify unit 1807 owner to contact his own exterminator as the termites are not from a common element.

DATE, TIME, & PLACE OF NEXT MEETING

The next Board of Director's meeting will be held on September 10, 2019 at 7:00pm in the 7th floor rec room.

EXECUTIVE SESSION

None Called.

ADJOURNMENT

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

Respectfully submitted,

Steve Chamberlain
Recording Secretary