

**ASSOCIATION OF OWNERS
OF
KUKUI PLAZA**

**SEPTEMBER 20, 2023 MINUTES
OF THE REGULAR BOARD OF DIRECTORS MEETING**

**DIAMOND HEAD MEETING ROOM
55 SOUTH KUKUI STREET, HONOLULU, HI 96813**

CALL TO ORDER AND ESTABLISHMENT OF QUORUM:

PRESENT: Directors Mavis Masaki, Jean Toyama, Kevin Lye, Fran Takemoto, Wendie McAllaster, Gina Inouye, Doug Pyle, and Sheri Sunabe.

EXCUSED: Director Elva Gamiao.

BY INVITATION: Michael D. Lakey (General Manager) and Edmund Wong (Operations Manager).

OWNERS PRESENT: Gwen Massiah, Judy Hardin, and Sonny Leong.

President Masaki took the chair and called the meeting to order at 6:00 p.m.

1. APPROVAL OF MINUTES:

a) By unanimous consent, the Regular Meeting minutes of August 16, 2023 were approved as circulated.

b) By unanimous consent, the Executive Session Minutes of August 16, 2023 were approved as circulated.

2. SECRETARY'S REPORT:

Items 23-015, 23-016, and 23-017 were taken out of order at the end of the meeting in executive session.

3. TREASURER'S REPORT:

a) The August 31, 2023 financial statement was received subject to audit.

4. COMMITTEE REPORTS:

ARCHITECTURAL REPORT - The architectural report, noting five architectural approvals for August 2023, was submitted in writing and received by the board.

LOBBY MURAL COMMITTEE – A verbal report was provided to the board.

5. COMMERCIAL DIRECTOR'S REPORT:

A verbal report was provided to the board.

6. MANAGEMENT REPORTS:

a. GENERAL MANAGER'S REPORT:

The General Manager's Report was submitted in writing and received by the board.

b. PERSONNEL STATISTICS:

The Personnel Statistics Report was submitted in writing and received by the board.

c. SECURITY STATISTICS:

The Security Statistics Report was submitted in writing and received by the board.

d. PROPERTY INSPECTION REPORT:

The Property Inspection Report was submitted in writing and received by the board.

7. UNFINISHED BUSINESS:

a) Fire Sprinkler Ordinance Opt-Out Documentation

By unanimous consent the board postponed action on this item until a new draft can be developed by Directors Pyle and Lye and can be presented at the October 18, 2023 Regular Board Meeting.

b) Building Insurance Renewal

Director Lye moved to ratify the decision to approve ACW Group's proposal to provide the Association's building insurance package at a total cost of \$691,145.64. The motion carried unanimously.

8. NEW BUSINESS:

a) Wage and Staffing Report

The Wage and Staffing Report was submitted in writing and received by the board.

b) Board of Water Supply Proposed Five-Year Rate Increases/Community Meeting Discussion

The board received a report containing the approximate percentages for the rate increases that the Board of Water Supply are proposing and the effects that these increases will have on the Association's Operating Budget.

Director Lye moved that the board develop a letter, signed by the Board President, providing testimony that the Association is opposed to the proposed rate increases. The motion carried unanimously.

c) E Bike/Lithium-ion Battery Discussion

By unanimous consent, the board authorized management to develop and distribute an informational safety sheet regarding the storage and charging of lithium-ion batteries.

By general consensus the meeting was called into executive session at 8:27 p.m. to discuss Secretary's Report Items 23-015 (Reasonable Accommodation), 23-016 (Potential Litigation/Yelp review of Kukui Plaza from May 28, 2022), and 23-017 (Potential Litigation/Attorney Client Privilege).

The meeting was called back into regular session at 9:05 p.m.

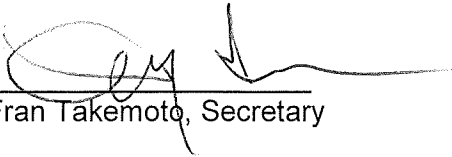
10. DETERMINATION OF DATE AND TIME OF NEXT MEETING:

(Proposed for 6:00 p.m., Wednesday, October 18, 2023)

11. ESTABLISHMENT OF AGENDA FOR NEXT MEETING:

12. ADJOURNMENT:

There being no further business, the Chair adjourned the meeting at 9:06 p.m.



Fran Takemoto, Secretary