

MINUTES

AOAO MAKAHA VALLEY PLANTATION REGULAR MEETING OF THE BOARD OF DIRECTORS

On-Site (Kiana Cabana)
84-786 Ala Mahiku Drive
Waianae, HI 96792
Tuesday, January 28, 2014

- I. **CALL TO ORDER:** Noting the presence of a quorum, Acting President. Sowell called the Meeting to order at 7:00 p.m. following the Owner's Forum.

Present: Acting President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski and Director(s) Robin Heath, Shannon Palacio (arrived 7:07 p.m.) and Debbie Kelley

Excused: None

Absent: NA

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager Joe Nunuha

- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, October 22, 2013 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT:**

A. **Financial Statements:** The Financial Statements for the months of September, October and November 2013 were *unanimously accepted* subject to audit.

- IV. **GENERAL MANAGER'S REPORT:** General Manager Joseph Nunuha provided a written report, which is on file.

- V. **ASSOCIATION MANAGER'S REPORT:** No Report.

VI. **COMMITTEE REPORTS:**

A. **Security:** Chair Lawrence Moore gave a verbal report noting the recent theft of scooters from the property.

B. **Personnel:** Chair Tommy Sowell gave a verbal report noting that the Committee was working on revising the Employee Manual.

C. **Communications:** Committee Member Debbie Kelley gave a verbal report.

D. **Buildings and Grounds:** Chair Debbie Kelley with input from Committee member Robin Heath spoke about the replacement of hot water heaters around the property, the ongoing lifting and leveling of 9 buildings, and the new plants and plantings by the front entrance.

E. Green Committee: Chair Gregory Sokolowski gave a verbal report.

F. Transition Committee: Chair Tommy Sowell: No Report.

VII. UNFINISHED BUSINESS:

A. Ramp Access to Selected Laundry Building(s): Projected to be completed in 2014.

B. Written Consents: Treasure Greg Sokolowski *motioned* to pursue the Written Consent by the membership of the following resolutions: Insurance Resolution; Collection of rent from tenants of delinquent apartment owners; terminating common utilities and services to delinquent apartment owners and prohibiting their use of the common elements. The motion was seconded by Secretary Moore and approved unanimously.

C. 154-A Chair Lift Request: On hold while waiting for unit owner to provide plans addressing potential fire code violations.

VIII. NEW BUSINESS:

A. 2013 Annual Meeting Minutes: Director Heath *motioned* to approve the 2013 Annual Meeting Minutes as presented. The motion was seconded by Secretary Moore and *approved* by a vote of 5 to 1 with Director Kelley opposing.

B. 2014 Annual Meeting: C.A.M. Brunner noted: reservations were confirmed for the 2014 Annual Meeting to be held at the Waianae coast Comprehensive Health Center, Ka'aha'aina Cafe on March 22, 2014; Karen Watson would serve as Parliamentarian.

C. Board Vacancy: Deferred pending whether it is filled by a vote of the membership at the 2014 Annual Meeting.

D. Ratification of Tommy Sowell as Board President: Director Heath *motioned* to ratify the prior e-mail election of Tommy Sowell as Board President to replace Tim Kelly who resigned. November 2, 2013. The motion was seconded by Secretary Moore and *approved* unanimously.

IX. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7:47p.m.

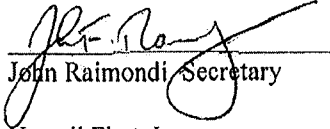
X. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 8:58 p.m.

XI. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 8:50 p.m.

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REGULAR BOARD OF DIRECTORS MEETING
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Approved:

A handwritten signature in black ink, appearing to read "John Raimondi", is written over a horizontal line. The signature is stylized and cursive.

John Raimondi, Secretary

Hawaii First, Inc.

Agent for AOAO MAKAHA VALLEY PLANTATION
Keith Brunner, Community Association Manager