

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, June 25, 2013

- I. CALL TO ORDER: Noting the presence of a quorum, President Kelly called the Meeting to order at 7:07 p.m. following the owner's Forum.

Present: President Timothy Kelly; Vice President Tommy Sowell, Secretary Lawrence Moore, Treasurer Gregory Sokolowski and Director(s) Robin Heath and Debbie Kelley

Excused: NA

Absent: NA

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager Joseph Nunuha
Security Chief Albert Iokepa

- II. MINUTES: The Minutes of the Regular Board of Directors Meeting held on Tuesday, April 23, 2013 and Board Organizational Minutes from March 2, 2013 were unanimously *approved* as submitted.

III. TREASURER'S REPORT:

- A. Financial Statements: The Financial Statements for the months of March and April 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 and answered several questions submitted by an owner in writing prior to the meeting.
- B. Personnel: Chair Tommy Sowell and Committee members Larry Moore and Debbie Kelley provided verbal commentary.
- C. Communications: Committee Member Debbie Kelley gave a verbal report.
- D. Buildings and Grounds: Chair Timothy Kelly gave a verbal report.

- E. Green Committee: Chair Gregory Sokolowski gave a verbal report and informed everyone that LED installation of energy saving light bulbs was complete.
- F. Transition Committee: Chair Tommy Sowell provided a brief verbal report noting that two additional foreclosed units would soon be available for the association to rent out. .

VII. UNFINISHED BUSINESS:

- A. Ramp Access to Selected Laundry Building(s): Deferred.
- B. Security Guard Training: The security guard training status was reviewed.

VIII. NEW BUSINESS:

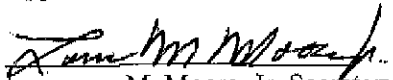
- A. Board Officers: The appointment of Director Kelly to serve as Board President after Marjorie Collier's resignation from the Board was ratified unanimously.
- B. Association Insurance Package Renewal: The proposal provided by Insurance Associates was approved unanimously.
- C. Board Vacancy: It was approved to announce the Board vacancy and seek applicants to fill the position with a selection at the next scheduled Board meeting.

IX. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7:25 p.m.—

X. EXECUTIVESESSION: Executive session was called to order to discuss Legal and Personnel issues at 7:34 p.m.

XI. ADJOURNMENT OF EXECUTIVE: Executive Session was adjourned at 8:53 p.m.

Approved:


Lawrence M. Moore, Jr. Secretary

Hawaii First, Inc.
Agent for AOAO MAKAHA VALLEY PLANTATION
Keith Brunner, Community Association Manager