

## 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, April 29, 2014

- I. **CALL TO ORDER:** Noting the presence of a quorum, President. Sowell called the Meeting to order at 8:02 p.m. following the Owner's Forum.
- Present: President Tommy Sowell, Vice-President Debbie Kelley, Secretary John Raimondi, Treasurer Gregory Sokolowski and Director(s) Robin Heath and Regan Walford
- Excused: None
- Absent: None
- Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
- II. **MINUTES:** The Minutes of the Regular Board of Directors Meeting held on Tuesday, January 28, 2014 were unanimously *approved* as submitted.
- III. **TREASURER'S REPORT:**
- A. **Financial Statements:** The Financial Statements for the months of January and February 2014 were *unanimously accepted* subject to audit.
- IV. **GENERAL MANAGER'S REPORT:** General Manager Joseph Nunuha provided a written report, which is on file.
- V. **COMMUNITY ASSOCIATION MANAGER'S REPORT:** No Report.
- VI. **COMMITTEE REPORTS:**
- A. **Personnel:** Chair Debbie Kelley gave a verbal report noting that the Committee was continuing the task of revising the Employee Manual.
- B. **Communications:** Committee Chair Robin Heath gave a verbal report and noted that the Committee was researching additional cost effective ways of reaching out to the MVP community.
- C. **Buildings and Grounds:** Chair Regan Walford with input from Committee member Greg Sokolowski noted that they were researching a new roofing product that might extend the life of the existing roofs without re-roofing and at a much lower cost than re-roofing.
- D. **Transition Committee:** Chair Tommy Sowell: Several foreclosures pending.

**VII. UNFINISHED BUSINESS:**

- A. Ramp Access to Selected Laundry Building(s): The 754 area ramp is projected to be completed in 2014.
- B. Written Consents: The Written Consent for 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 has been mailed to all owners who have not returned their handout from the Annual Meeting.
- C. 154-A Chair Lift Request: Still waiting for the permit and drawings.

**VIII. NEW BUSINESS:**

- A. 2015 Annual Meeting Date: Robin Heath motioned to select March 14<sup>th</sup> 2015 for next years Annual Meeting. The motion was seconded by Trs. Sokolowski and approved unanimously.
- B. Wash House Electrics: Deferred pending receipt of additional repair proposals.
- C. Transient Accommodation Tax: It was reported that Jolynn in the on site office was working on this project.

**IX. ADJOURNMENT OF REGULAR SESSION:** The Regular session adjourned at 8:31 p.m.

**X. EXECUTIVESESSION:** Executive session was called to order to discuss Legal and Personnel issues at 8:45 p.m.

**XI. ADJOURNMENT OF EXECUTIVE:** Executive Session was adjourned at 9:00 p.m.

Approved:

  
John Raimondi, Secretary

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