

APPROVED

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 21, 2015

- I. **CALL TO ORDER**: Noting the presence of a quorum, President Sowell called the Meeting to order at 6:53 p.m. following the Owner's Forum.

Present: President Tommy Sowell, Vice-President Debbie Kelley, Secretary John Raimondi, Treasurer Gregory Sokolowski and Director(s) Regan Walford and Robin Heath

Excused: Larry Moore

Absent: None

Invited: Hawaii First Community Association Manager (C.A.M.), Keith Brunner
General Manager Joe Nunuha (Excused)
Security Chief Chris Hodges

- II. **MINUTES**: The Minutes of the Regular Board of Directors Meeting held on Tuesday, January 20, 2015 were unanimously *approved* as submitted.

III. **TREASURER'S REPORT**:

A. **Financial Statements**: The Financial Statements for the months of January and February 2015 were unanimously *accepted* subject to audit.

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

V. **COMMITTEE REPORTS**:

A. **Personnel**: Chair Debbie Kelley reported that the new Employee Handbook was still at the attorney being reviewed.

B. **Communications**: No Report.

C. **Buildings and Grounds**: No Report.

D. **Transition Committee**: Chair Tommy Sowell noted that lenders were beginning to foreclose on units the association owns.

E. **Security and Safety Committee**: John Raimondi reported that the Association has hired 4 new Security personnel.

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VI. UNFINISHED BUSINESS:

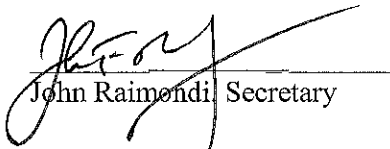
- A. Ramp Access to Selected Laundry Building(s): Prs. Sowell reported that due to the excessive expenses of complying with various laws the laundry ramp project will not be undertaken.
- B. Roof Renovation: Trs. Sokolowski reported that the final contractor bids were being reviewed.
- C. Driveway Sealcoating: Trs. Sokolowski reported that this project would probably begin during the mid-summer.

VII. NEW BUSINESS:

- A. Aging In Place: The handed out and discussed 514b-142 Aging in Place or disabled; limitations on liability.
- B. Next Meeting: Tentatively scheduled for June 30, 2015.

VII. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 7: 27 p.m.

Approved:


John Raimondi, Secretary

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