

**MINUTES of the meeting of the Board of Directors of the Association of Apartment  
Owners of MAKAHA VALLEY PLANTATION**

**DATE** June 21, 2016

**PLACE** Poolside at Makaha Valley Plantation  
Waianae, Hawaii 96792

**PRESENT** Directors: Lawrence Moore, Jr.; John Raimondi, Jr.; Gregory  
Sokolowski; Tommy Sowell, Jr.; Regan Walford;  
and Hope Hatton.

Absent: Robin Heath

**BY INVITATION** General Manager Joe Nunuha Miranda and Managing Agent  
John Dotten, Lowell D. Funk, Inc.

**CALL TO ORDER** Director Sowell called the meeting to order at 6:35 p.m.

**GENERAL MANAGER'S REPORT**

Joe Nunuha reported that:

The coating of the tile sections of the roofs was moving along in good order. Phase II had been completed and materials have been ordered for Phase III. This is a silicone coating with a 50 year warranty and will proceed through the remainder of the year.

Building leveling: 131 buildings have been leveled. Due to normal settling, 24 more buildings remain to be leveled. The buildings are being leveled as needed, with priority given to the buildings in greatest need.

Landscaping: Trees will be trimmed soon. Some palms are to be replaced. The monkey pod trees are to be trimmed next year. Where ever possible, the replacement trees are being chosen to minimize future debris and to beautify the property. Coconut trees are being trimmed every six months. As these trees mature, they are being replaced with palms to reduce risk from falling coconuts and also reduce debris.

Personnel: A personnel manual has been drafted by the Board and reviewed by legal counsel. The final approval of the form has been referred to the Board of Directors.

Sewer line clean out: Several buildings are having verticals within the buildings cleared as needed.

**PRESIDENT'S REPORT**

Tommy Sowell noted the property is not currently considered to be in a flood zone. As a result, the Association does not currently carry flood insurance.

**APPOINTMENT OF BANK SIGNERS**

New Managing Agent John Dotten of Lowell D. Funk, Inc. was named as an authorized signer on all checking and saving accounts maintained by the Association. The Board authorized Joe Nunuha to create debt on behalf of the Association through a credit card in the name of the Association.

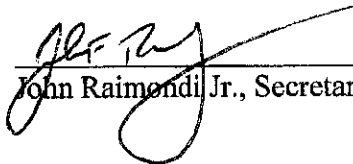
**EXECUTIVE SESSION:**

The Board adjourned the regular session and convened in executive session to discuss the employee manual. The Board returned to regular session at 8:45 p.m.

Following returning to open session, the Board approved hiring Mark McKellar, esq. to handle collection matters. The Board also approved the revised employee manual with clarification of the personal time off for managers.

**NEXT MEETING:**           The next regular Board Meeting date is to be decided

**ADJOURNMENT:**        The meeting adjourned at 8:50 p.m.

  
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John Raimondi Jr., Secretary