

## **MINUTES**

### **AOAO of MAKAHA VALLEY PLANTATION**

Regular Meeting of the Board of Directors of the Association of Apartment Owners of Makaha Valley Plantation.

**DATE:** Tuesday, June 27, 2017

**PLACE:** Poolside at Makaha Valley Plantation

**DIRECTORS PRESENT:** President Tommy Sowell, Vice President Lawrence Moore, Treasurer Gregory Sokolowski, Directors Robert Coombes, Hope Hatton and Regan Walford.

**DIRECTORS EXCUSED:** Secretary John Raimondi

**BY INVITATION:** Property Manager Izzy Bracic, General Manager Joseph Nunuha and Security Chief Christopher Hodges

**GUESTS/OWNERS PRESENT:** Ware-111A, Coykendall-7C, Singleton-55A, Johnson-161B, Coontz-110, Jordan-153C and Sowell-43A.

**CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:40 p.m.

I. **OWNER CONCERNS/CORRESPONDENCE:** Landscaping, Chicken Population, and Noise Complaints.

II. **MINUTES:**

Approval of the draft version of the minutes of the prior board meeting was deferred until we receive them from Lowell Funk.

III. **REPORTS:**

**Financial-** Review of the financial reports for the months of April and May were deferred, until the reports are delivered from Lowell Funk.

**General Manager-** Joseph Nunuha- went over Landscaping and Maintenance updates. He also spoke about the progress of various projects including: Heat Pump replacements, H.E.C.O. installing new electric lines, updates of structural rebuild under the buildings and numerous other maintenance updates.

**Property Manager- Ismet Izzy Bracic-** went over some of the issues with the transition from the previous management company, but reported that the homeowners have been understanding and patient.

**Committee Reports:**

- A. **Finance Committee-** Nothing to Report
- B. **Personnel Committee-** Nothing to Report
- C. **Communication Committee-** Nothing to Report
- D. **Grounds Committee-** Nothing to Report
- E. **Security Committee-** Vice President Moore spoke of some theft that was occurring onsite, but with the help of the staff, they were able to pinpoint and report the individuals.

**IV. UNFINISHED BUSINESS:**

None.

**V. NEW BUSINESS:**

- A. **Leak/Flood Procedure-** The board went over a new procedure, where water is immediately turned off to the building, once a leak/flood is discovered, in order to limit damages to the unit(s).

**VI. EXECUTIVE SESSION:** The Board of Directors entered into Executive Session at 7:55 p.m., to discuss potential litigious matters.

**VII. NEXT MEETING:**

**Regular:** TBD

**VIII. ADJOURNMENT:**

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:33 p.m., upon unanimous consent of the Board.

Approved as to form and content;

John Raimondi, Secretary  
AOAO MAKAHA VALLEY PLANTATION

By direction,

A handwritten signature in black ink, appearing to read "Izzy Bracic", written in a cursive style.

Izzy Bracic  
Property Manager/Recording Secretary  
TOUCHSTONE PROPERTIES, LTD., AAMC®  
Agent for AOAO Makaha Valley Plantation