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MINUTES

AOAO of MAKAHA VALLEY PLANTATION

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

13 **DATE:** Tuesday, August 22, 2017

14 **PLACE:** Poolside at Makaha Valley Plantation

15 **DIRECTORS PRESENT:** President Tommy Sowell, Vice President Lawrence Moore,
16 Secretary John Raimondi Treasurer Gregory Sokolowski,
17 Directors Robert Coombes, Hope Hatton and Regan Walford.

18 **DIRECTORS EXCUSED:** None

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

21 **GUESTS/OWNERS**

22 **PRESENT:** Forsloff-35B, Johnson-131B, Shufu-39C, Ferretti-25B,
23 Kendell-7C, Haugen 7A, Singleton-55A and Sowell-43A

24 **CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the
25 "Chair") called the meeting to order at 6:33 p.m.

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27 **I. OWNER CONCERNS/CORRESPONDENCE:** Landscaping, Noise Complaints and
28 gratitude towards the board and all MVP employees.

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30 **II. MINUTES:**

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32 Treasurer Sokolowski motioned for the approval of the draft version of the June 17th
33 2017 Minutes of the prior board meeting, Vice President Moore seconded and the
34 motion was carried unanimously.

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36 **III. REPORTS:**

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38 **Financial-** Review of the financial reports for the months of April, May and June
39 were deferred; June report was not yet produced by Touchstone Properties.

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41 **General Manager-** Joseph Nunuha- went over Landscaping and Maintenance
42 updates. The board was briefed on several ongoing projects;
43 consisting of structural work on eleven buildings, installation of
44 lights on bottom level landing of stairs and scheduling of installing
45 tiles in the Ala Mahiku kiddy pool.

46 **Property Manager- Ismet Izzy Bracic-** went over the progress of the
47 transition of Makaha Valley Plantation to Touchstone Properties and
48 gave an update on the outstanding actions that are pending.
49

50 **Committee Reports:**

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- 52 **A. Finance Committee-** Waiting on Financials
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 - 54 **B. Personnel Committee-** Nothing to Report
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 - 56 **C. Communication Committee-** Director Hatton recommended
57 changing the bulletin boards and is weighing in on material type.
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 - 59 **D. Grounds Committee-** Treasurer Sokolowski spoke regarding the
60 plan on replacing the LED lights
61
 - 62 **E. Security Committee-** Nothing to Report
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66 **IV. UNFINISHED BUSINESS:**

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68 None.

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70 **V. NEW BUSINESS:**

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- 72 **A. Entry Flyer-Guest and Visitor-**Treasurer Sokolowski made a motion
73 to create a flyer for visitors- instructing them on the associations'
74 rules and procedures. VP Moore seconded and the board
75 unanimously agreed. The flyers will be distributed by security only
76 when visitors arrives at a time the MVP office is closed.
 - 77 **B. Drones-** President Sowell brought forth a motion to allow owners to
78 contract a professionally licensed Drone operator to record footage
79 of the association for advertisement purposes, only with the boards'
80 approval. Director Coombes seconded the motion and the board
81 unanimously agreed.
 - 82 **C. Fire Safety-**The board discussed communicating with the
83 community via the newsletter on fire safety procedures and
84 instructing owners to test their smoke detectors.
 - 85 **D. Newsletter-** The communication committee will be working on
86 producing a newsletter discussing everything from community
87 rules, events, and fire safety.
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89 **VI. EXECUTIVE SESSION:** The Board of Directors entered into Executive Session at

90 8:15 p.m., to discuss potential litigious matters.

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92 **VII. NEXT MEETING:**

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94 **Regular:** TBD

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96 **VIII. ADJOURNMENT:**

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98 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at

99 9:29 p.m., upon unanimous consent of the Board.

100

101 Approved as to form and content;

102

103 John Raimondi, Secretary

104 AOAD MAKAHA VALLEY PLANTATION

105

106 By direction,

107

108

109 Izzy Bracic

110 Property Manager/Recording Secretary

111 TOUCHSTONE PROPERTIES, LTD., AAMC®

112 Agent for AOAD Makaha Valley Plantation