

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, January 21, 2020

PLACE: Poolside at Makaha Valley Plantation

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

DIRECTORS EXCUSED: Secretary John Raimondi

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

GUESTS/OWNERS

PRESENT: Dubose 12A, Kaqihue 191A, Cynker 146A, Sin-118B, Jenson-64C, Kehoe 157B, Riga 105A, and Stokes 4A.

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 7:05 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: BBQ Grill Tops, Pest Control, Possible Structure issues and Electric Rates.

II. MINUTES:

Treasurer Sokolowski motioned for the approval of the Draft version of the October 29, 2019 Minutes of the prior board meeting; Director Hatton seconded, and the motion was carried unanimously.

III. REPORTS

Financial- Director Walford motioned to accept the financial reports for the months October, November and December 2019, subject to audit; the motion was carried unanimously.

General Manager- Joseph Nunuha went over Landscaping and Maintenance updates. The board was also briefed on several pending projects such as upcoming structural work on buildings and meeting with vendors for price proposals regarding pitch roofs and pest control services.

Committee Reports:

- A. Finance Committee-** Nothing to Report.
- B. Personnel Committee-** Nothing to Report.
- C. Communication Committee-** Committee Member Hatton updated the board on the upcoming newsletter which is being drafted; the chair also requested homeowners who were willing to submit their electric billing for PV project projections due so to the office, but to redact any personal information before doing so.
- D. Grounds Committee-** Committee Member Walford updated the board on the research he performed regarding mini split air conditioners, mentioning four models that provide a lower noise decibel.
- E. Security Committee-** Committee Member Moore reported on the security incidents that spanned from October to December 31, 2019.

IV. UNFINISHED BUSINESS:

- A. Rooftop PV Leasing-** Treasurer Sokolowski gave an update on the status of the Photovoltaic System installation which is anticipated to begin mid/late 2020.

V. NEW BUSINESS:

- A. Light Pole Proposal Ratification-** Treasurer Sokolowski motioned to ratify the email vote approving the proposal submitted by Lightmart for the production of 165 fifteen-foot hurricane resistant light poles in the amount \$85,305; the motion was carried unanimously.
- B. Open House Signage-** Director Hatton motioned to approve open house signage, guiding potential buyers throughout the property to the location of the unit for sale, on Saturday's & Sunday's from 1:00pm to 6:00pm; the motion was carried unanimously.

VI. EXECUTIVE SESSION: The Board of Directors entered Executive Session at 7:35 p.m. to discuss potential litigious matters, collection matters, personnel matters or to preserve attorney client privileged information. The Board adjourned Executive Session at 8:18 p.m. to reconvene regular session.

VII. NEXT MEETING: Regular: TBD

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:19 p.m., upon unanimous consent of the Board.

Approved as to form and content;

John Raimondi, Secretary
AOAO MAKAHA VALLEY PLANTATION

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