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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, March 23, 2021

PLACE: Virtual Meeting via Uberconference

DIRECTORS PRESENT: President Tommy Sowell, Vice President Lawrence Moore, Secretary Kathy Sowell, Treasurer Gregory Sokolowski, Directors: Hope Hatton, Regan Walford and Patrick Muldowney

DIRECTORS EXCUSED: None.

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

GUESTS/OWNERS

PRESENT: 42B, 118B, 23C, 76A and 55A

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:46 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: An owner's forum was conducted.

II. MINUTES:

- A. Director Hatton motioned for the approval of the Draft version of the January 19, 2021 Minutes of the prior board meeting; the motion was carried unanimously.

III. REPORTS

Financial- Treasurer Sokolowski motioned to accept the financial reports for the months December of 2020 and January of 2021, subject to audit; the motion was carried unanimously.

46 **General Manager-** General Manager Nunuha gave a verbal account of his
47 written report, which consisted of completed tasks, on-going projects, and
48 pending/upcoming projects.
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51 **Committee Reports:**
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- 53 **A. Finance Committee-** Nothing to Report.
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55 **B. Personnel Committee-** Nothing to Report.
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57 **C. Communication Committee-** Chair Hatton gave a verbal report on
58 communication matters.
59
60 **D. Grounds Committee-** Nothing to Report
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62 **E. Security Committee-** Chair Moore gave a verbal report on security
63 matters.
64

65 **IV. UNFINISHED BUSINESS:**
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- 67 **A. Annual Meeting-**The Board has scheduled the annual meeting on
68 July 17, 2021 onsite at the Kiana Cabana. Due to the pandemic, no
69 food or drinks will be served, and social distancing protocols will be
70 applied.
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73 **V. NEW BUSINESS:**
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- 75
76 **A. Pest Control-**Treasure Sokolowski will work with GM Nunuha and PM
77 Bracic on reviewing all proposals for annual pest control service.
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79 **B. Asphalt Repairs-** Treasurer Sokolowski motioned for the approval of
80 proposal submitted by Miller's Paving in the amount of \$210,000
81 for the asphalt repaving across various parts of the property; the
82 motion was carried unanimously.
83
84 **C. Workers Compensation Insurance-** Treasurer Sokolowski
85 motioned to ratify the decision of accepting the quote submitted by
86 Altres Insurance in the amount of \$58,419 for a workers
87 compensation policy; the motion was carried unanimously.
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D. Audit Proposal- Treasurer Sokolowski motioned to ratify the decision of accepting the proposal submitted by Felice Valmas in the amount of \$2,700 for the annual audit, for a three-year agreement; the motion was carried unanimously.

VI. EXECUTIVE SESSION: The Board of Directors entered Executive Session at 7:41 p.m. to discuss potential litigious matters, collection matters, personnel matters or to preserve attorney client privileged information. The Board adjourned Executive Session at 8:54 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 8:54 p.m., upon unanimous consent of the Board.

Approved as to form and content;

Kathy Sowell, Secretary
AOAO MAKAHA VALLEY PLANTATION

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