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# MINUTES

## AOAO of MAKAHA VALLEY PLANTATION

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

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**DATE:** Tuesday, May 18, 2021

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**PLACE:** Virtual Meeting via Uberconference

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

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**DIRECTORS EXCUSED:** None.

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

### **GUESTS/OWNERS**

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**PRESENT:** 118B, 146C, 139C, 113A, 195A and 95A

**CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:53 p.m.

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

### **II. MINUTES:**

A. Treasurer Sokolowski motioned for the approval of the Draft version of the March 23, 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 February and March 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-** Chair Sokolowski gave a verbal report on financial  
54 matters.
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  - 56 **B. Personnel Committee-** Chair Moore gave a verbal report on personnel  
57 matters.
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  - 59 **C. Communication Committee-** Nothing to Report.
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  - 61 **D. Grounds Committee-** Nothing to Report.
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  - 63 **E. Security Committee-** Chair Moore gave a verbal report on security  
64 matters.  
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66 **IV. UNFINISHED BUSINESS:**

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- 68 **A. Annual Meeting-**The annual meeting, which is scheduled on July 17,  
69 2021, will move forward as planned with no food or drinks to be  
70 served, and social distancing protocols will be applied.
  - 71
  - 72 **B. Rooftop-PV Leasing Update-** Treasurer Sokolowski is anticipating a  
73 detailed letter regarding the PV System to be included with the annual  
74 meeting mailout.  
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76 **V. NEW BUSINESS:**

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  - 79 **A. Pest Control Proposal-Ratify-**Treasurer Sokolowski motioned to  
80 ratify approving the proposal submitted by Sandwich Isle Pest Control  
81 for annual sentricon service in the amount of \$17,999 and annual pest  
82 control service in the amount of \$4,800; the motion was carried  
83 unanimously.  
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86 **VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:16  
87 p.m. to discuss potential litigious matters, collection matters, personnel matters or to  
88 preserve attorney client privileged information. The Board adjourned Executive  
89 Session at 7:55 p.m. to reconvene regular session.  
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93 **VII. NEXT MEETING: Regular: TBD**

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97 **VIII. ADJOURNMENT:**

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

100 7:55 p.m., upon unanimous consent of the Board.

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102 Approved as to form and content;

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104 Kathy Sowell, Secretary

105 AOOO MAKAHA VALLEY PLANTATION

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107 By direction,

108 Ismet 'Izzy' Bracic

109 Property Manager/Recording Secretary

110 TOUCHSTONE PROPERTIES, LTD., AAMC®

111 Agent for AOOO Makaha Valley Plantation