

# **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, May 19, 2020

**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 Robert Coombes

**DIRECTORS EXCUSED:** None.

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

### **GUESTS/OWNERS**

**PRESENT:** 146-A, 191-A, 163-C and 55-A

**CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:39 p.m.

**I. OWNER CONCERNS/CORRESPONDENCE:** Split AC's and Pest Control

### **II. MINUTES:**

- A. Secretary Sowell motioned for the approval of the Draft version of the January 21, 2020 Minutes of the prior board meeting; the motion was carried unanimously.
- B. Director Hatton motioned for the approval of the Draft version of the March 14, 2020 Minutes of the Annual Meeting; the motion was carried unanimously.
- C. Secretary Sowell motioned for the approval of the Draft version of the March 14, 2020 Minutes of the Organizational Meeting; the motion was carried unanimously

### III. REPORTS

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

**General Manager-** General Manager Nunuha gave a verbal account of his written report, which consisted of completed tasks, on-going projects and pending/upcoming projects.

#### Committee Reports:

- A. **Finance Committee-** Nothing to Report.
- B. **Personnel Committee-** Nothing to Report.
- C. **Communication Committee-** Nothing to Report.
- D. **Grounds Committee-** Chair Walford gave an update on mini-split air conditioners and optimal areas on where to install them.
- E. **Security Committee-** Nothing to Report.

### IV. UNFINISHED BUSINESS:

- A. **Rooftop PV Leasing-** Treasurer Sokolowski gave an update on the status of the Photovoltaic System installation which has been delayed due to the pandemic.

### V. NEW BUSINESS:

- A. **COVID19-Community Updates-** The board discussed the possibility of opening the amenities such as the pool, barbeque areas and tennis courts; no decision was made until PM Bracic reaches out to the AOAO's attorney and insurance provider.

**VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:09 p.m. to discuss potential litigious matters, collection matters, personnel matters or to preserve attorney client privileged information. The Board adjourned Executive Session at 8:10 p.m. to reconvene regular session.

**VII. NEXT MEETING: Regular: July 14, 2020**

**VIII. ADJOURNMENT:**

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:12 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 AOA Makaha Valley Plantation