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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, July 14, 2020

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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 and Regan Walford

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DIRECTORS EXCUSED: Robert Coombes

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

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GUESTS/OWNERS

PRESENT: 183-B,163-C, 196-A, 84-C, 55-A, 109-B, 157-B and 20-C

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:48 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: Pool Rules, Appreciation of the staff and Security Protocol

II. MINUTES:

A. Secretary Sowell motioned for the approval of the Draft version of the May 19, 2020 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 April and May of 2020, subject to audit; the motion was carried unanimously.

45 **General Manager-** General Manager Nunuha gave a verbal account of his
46 written report, which consisted of completed tasks, on-going projects, and
47 pending/upcoming projects.
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50 **Committee Reports:**

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52 **A. Finance Committee-** Nothing to Report.
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54 **B. Personnel Committee-** Nothing to Report.
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56 **C. Communication Committee-** Nothing to Report.
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58 **D. Grounds Committee-** Nothing to Report
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60 **E. Security Committee-** Chair Moore gave a verbal report on security
61 updates.
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63 **IV. UNFINISHED BUSINESS:**

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65 **A. Rooftop PV Leasing-** Treasurer Sokolowski gave an update on the
66 status of the Photovoltaic System installation which has been delayed
67 due to the pandemic.
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69 **V. NEW BUSINESS:**

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71 **A. Mini-Split Air Conditioners-** Secretary Sowell motioned to approve allowing
72 homeowners to install mini-split air conditioners in their units with the
73 understanding that compressors can be installed, a) under the buildings of
74 the buildings with 2 stacks and b) under the landings of the buildings with 3
75 stacks, pending approval by the PV installer; the motion was carried
76 unanimously.
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79 **VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:30
80 p.m. to discuss potential litigious matters, collection matters, personnel matters or to
81 preserve attorney client privileged information. The Board adjourned Executive
82 Session at 8:04 p.m. to reconvene regular session.
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86 **VII. NEXT MEETING: Regular: TBD**
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90 **VIII. ADJOURNMENT:**

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92 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
93 8:04 p.m., upon unanimous consent of the Board.

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95 Approved as to form and content;

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97 Kathy Sowell, Secretary
98 AAOO MAKAHA VALLEY PLANTATION

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100 By direction,
101 Ismet 'Izzy' Bracic
102 Property Manager/Recording Secretary
103 TOUCHSTONE PROPERTIES, LTD., AAMC®
104 Agent for AAOO Makaha Valley Plantation