

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

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, September 22, 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: General Manager Joseph Nunuha, Security Chief Christopher Hodges and Property Manager Ismet Izzy Bracic

GUESTS/OWNERS

PRESENT: 95A, 55A, 146A, 103C, 97A, 42B, 7A, 145A 163-C, and 84-C and 37C.

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: Hot water issues at 757 Area, Bike riding and board meeting postings.

II. MINUTES:

A. Treasurer Sokolowski motioned for the approval of the Draft version of the July 14, 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 June and July of 2020, subject to audit; the motion was carried unanimously.

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90

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-** Nothing to Report
- E. **Security Committee-** Chair Moore gave a verbal report on security matters.

IV. UNFINISHED BUSINESS:

- A. **Rooftop PV Leasing-** Treasurer Sokolowski gave a verbal update on the status of the Photovoltaic System installation; the AOA's attorney is working on details with the vendor, on behalf of the AOA.
- B. **Mini-Split Air Conditioners-** Due to the electrical wiring on property being outdated, installation of the split ac's might cause issues; once the wiring is updated with the PV installation, the Board will revisit allowing the installation of Mini-Split Air Conditioners.

V. NEW BUSINESS:

- A. **Intco Lease Fee Extension-** Treasurer Sokolowski motioned to approve the reasonable terms offered to renew the leased fee amounts for units 45A, 50A, 126A and 158A; the motion was carried unanimously.
- B. **Izzy & Tow Agreement-** President Sowell motioned to approve the towing agreement submitted by Izzy & Tow to service abandoned or illegally parked vehicles on Kili Drive; the motion was carried unanimously.
- C. **Budget 2021-** The Board deferred discussion on the 2021 Budget until the Budget committee had a chance to review the initial draft.

- 91
92 **VI. EXECUTIVE SESSION:** The Board of Directors entered Executive Session at 7:31
93 p.m. to discuss potential litigious matters, collection matters, personnel matters or to
94 preserve attorney client privileged information. The Board adjourned Executive
95 Session at 8:10 p.m. to reconvene regular session.
96
97
98
99 **VII. NEXT MEETING: Regular: TBD**
100
101
102
103 **VIII. ADJOURNMENT:**
104
105 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
106 8:10 p.m., upon unanimous consent of the Board.
107
108 Approved as to form and content;
109
110 Kathy Sowell, Secretary
111 AOAO MAKAHA VALLEY PLANTATION
112
113 By direction,
114 Ismet 'Izzy' Bracic
115 Property Manager/Recording Secretary
116 TOUCHSTONE PROPERTIES, LTD., AAMC®
117 Agent for AOAO Makaha Valley Plantation