

MINUTES

AOAO MAKAHA VALLEY PLANTATION REGULAR MEETING OF THE BOARD OF DIRECTORS

**On-Site (Kiana Cabana)
84-786 Ala Mahiku Drive
Waianae, HI 96792
Tuesday, January 19, 2016**

- I. CALL TO ORDER:** Noting the presence of a quorum, President Sowell called the Meeting to order at 7:33 p.m. following the Owner's Forum.
- Present: President Tommy Sowell, Secretary John Raimondi, Treasurer Gregory Sokolowski, and Director(s) Lawrence Moore, Jr.; Regan Walford; Robin Heath
- Excused: Vice-President Debbie Kelley
- Absent: NA
- Invited: Associa-Hawaii Manager (C.A.M.), Anthony S. McDonald
General Manager Joe Nunuha
- II. MINUTES:** No Minutes of previous Regular Board of Directors Meetings submitted for approval.
- III. TREASURER'S REPORT:**
- A. Financial Statements: No Financial Statements were submitted for approval.
- IV. GENERAL MANAGER'S REPORT:** General Manager Joseph Nunuha presented his report.
- V. COMMITTEE REPORTS:**
- A. Personnel: No Report.
- B. Communications: General discussion about trying to use the website more for distributing notices and other information.
- C. Buildings and Grounds: Mr. Sokolowski reported on plans for the mailbox, covering the historical site requirement to obtain a special permit to build.
- D. Transition Committee: Chair Tommy Sowell reported on limited information being made available concerning rentals and foreclosures.
- E. Security and Safety Committee: No report.
- VI. UNFINISHED BUSINESS:** None.

VII. NEW BUSINESS:

- A. Laundry Contract Renewal: Treasurer Sokolowski moved to approve the proposal to apply the signing bonus proceeds of \$196,000.00 from the laundry management company, Wash Card Systems for executing a 84-month renewal to Reserves to support the cost of future roofing renovations. Secretary Raimondi seconded the motion and the motion carried unanimously.
- B. Hi-Power Solar LLC Repairs to Building: Treasurer Sokolowski moved to ratify and approve the proposal to pay the contract amount of \$95,000.00 plus GET, \$47,500.00 for 1st half payment plus the remainder at the completion of the project, from the MOB ICS Account #682. Director Heath seconded the motion and the motion carried unanimously.
- C. Annual Meeting: Director Heath moved to approve the proposal to hold the Makaha Valley Annual Meeting at the Waianae Coast Community Health Center commencing at 9:30 a.m. on March 19, 2016. Director Walford seconded the motion and the motion carried unanimously.
- D. Annual Meeting Catering Expense: Secretary Raimondi moved to approve the proposal to spend up to \$600.00 for MARK K. KAAHAINA dba MARK'S SPECIALTIES to prepare a continental breakfast buffet for the Annual Meeting at the WCCHC. Director Heath seconded the motion and the motion carried unanimously.

VIII. NEXT MEETING: The next regular Board Meeting date is to be decided

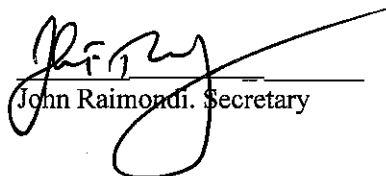
IX. RECESS OF REGULAR SESSION: The regular meeting was at 8:01 p.m.

X. CALL TO ORDER: Noting the presence of a quorum, President Sowell reconvened the Meeting at 9:20 p.m. following the Executive Session.

- E. Employee Compensation Adjustments: Treasurer Sokolowski moved to approve the proposal to increase employee compensation as presented by the Personnel Committee. Secretary Raimondi seconded the motion and the motion carried unanimously.

XI. ADJOURNMENT OF REGULAR SESSION: The Regular session adjourned at 9:30 p.m.

Approved:



John Raimondi, Secretary

Associa-Hawaii
Agent for AOAO MAKAHA VALLEY PLANTATION
Anthony S. McDonald, Community Association Manager