

**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, October 24, 2017

**PLACE:** Poolside at Makaha Valley Plantation

**DIRECTORS PRESENT:** President Tommy Sowell, Vice President Lawrence Moore, Secretary John Raimondi Treasurer Gregory Sokolowski, Directors Robert Coombes, Hope Hatton and Regan Walford.

**DIRECTORS EXCUSED:** None

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

**GUESTS/OWNERS PRESENT:** Muwer-35C, Johnson-131B, Sowell-43A and Tupas-97C

**CALL TO ORDER:** Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:33 p.m.

**I. OWNER CONCERNS/CORRESPONDENCE:** Carport (adding roofing), speed control and marijuana smoke.

**II. MINUTES:**

Treasurer Sokolowski motioned for the approval of the draft version of the August 22<sup>th</sup> 2017 Minutes of the prior board meeting, Secretary Raimondi seconded and the motion was carried unanimously.

**III. REPORTS:**

**Financial-** Treasurer Sokolowski motioned to accept the financial reports for the months of June and July, subject to audit; Secretary Raimondi seconded and the motion was carried unanimously.

**General Manager-** Joseph Nunuha- went over Landscaping and Maintenance updates. The board was briefed on several upcoming/ongoing projects; such as work commencing at the Ala Mahiku Recreation Center on November 13<sup>th</sup> and the contractor starting phase three of building structural work. Some other future projects that are in the

works are the resurfacing of the tennis and basketball courts, installing new light fixtures in the parking area and installing rock wall signage in front of the property.

**Committee Reports:**

- A. Finance Committee-** Nothing to Report
- B. Personnel Committee-** Nothing to Report
- C. Communication Committee-** Director Hatton presented the final draft of the newsletter it will be revised with an added CPR section.
- D. Grounds Committee-** Treasurer Sokolowski spoke regarding the plan of replacing the light poles on property with hurricane graded material and brought an example of a potential mold of the light base. The committee also decided on temporarily implanting a plan on the closing of one pool on a Tuesday and the other on a Wednesday, for maintenance purposes.
- E. Security Committee-** Director Moore spoke of the trapping procedures regarding wild dogs and cats and the costs involved.

**IV. UNFINISHED BUSINESS: None.**

**V. NEW BUSINESS:**

**A. 2018 Budget-** Treasurer Sokolowski motioned for the approval of the draft 2018 Budget, with no increase in maintenance fees; Secretary Raimondi seconded and the motion was carried unanimously.

**VI. EXECUTIVE SESSION:** The Board of Directors entered into Executive Session at 9:17 p.m., to discuss potential litigious matters.

**VII. NEXT MEETING: Regular: TBD**

**VIII. ADJOURNMENT:**

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 9:41 p.m., upon unanimous consent of the Board.

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Approved as to form and content;

John Raimondi, Secretary  
AOAO MAKAHA VALLEY PLANTATION

By direction,

Izzy Bracic  
Property Manager/Recording Secretary  
TOUCHSTONE PROPERTIES, LTD., AAMC®  
Agent for AOAO Makaha Valley Plantation