

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 29, 2019

PLACE: Poolside at Makaha Valley Plantation

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

DIRECTORS EXCUSED: Secretary John Raimondi

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

GUESTS/OWNERS

PRESENT: Shafter-39C, Funk-21B, Malcome-31B, Spracklen-65A, Jenson-64C, Adams-105C, Klinger-19A, West-25A, Deleon 34C and Johnson-131B

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 7:04 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: Charging Stations, Parking Waiting List, Lanai Structural Issue and Split AC's.

II. MINUTES:

Treasurer Sokolowski motioned for the approval of the Draft version of the September 24, 2019 Minutes of the prior board meeting; Director Walford seconded and the motion was carried unanimously.

III. REPORTS

Financial- Director Walford motioned to accept the financial reports for the months August and September 2019, subject to audit; the motion was carried unanimously.

General Manager- Joseph Nunuha went over Landscaping and Maintenance updates. The board was also briefed on several completed projects such as structural work for buildings 103 & 61 and completion of the hot water line for building 36.

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-** Committee Member Moore reported that there was a trespasser on property who was dealt with by security and HPD.

IV. UNFINISHED BUSINESS:

- A. **Rooftop PV Leasing-** Treasurer Sokolowski gave an update on the status of the Photovoltaic System Agreement, including an anticipated start date of the install to begin mid/late 2020.

V. NEW BUSINESS:

- A. **2020 Budget/Reserve Study-** Treasurer Sokolowski gave an analysis on the various components of the Budget and Reserve Study; after months of deliberation with Property Manager Bracic, Treasurer Sokolowski motioned to approve a 3.73% in maintenance fees for the upcoming year (2020); the motion was carried unanimously.

VI. EXECUTIVE SESSION: The Board of Directors entered Executive Session at 7:30 p.m. to discuss potential litigious matters, collection matters, personnel matters or to preserve attorney client privileged information. The Board adjourned Executive Session at 8:20 p.m. to reconvene regular session.

VII. NEXT MEETING: Regular: TBD

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:25 p.m., upon unanimous consent of the Board.

Approved as to form and content;

John Raimondi, Secretary
AOAO MAKAHA VALLEY PLANTATION

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