

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, November 20th, 2018

PLACE: Poolside at Makaha Valley Plantation

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

DIRECTORS EXCUSED: Robert Coombes

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

GUESTS/OWNERS

PRESENT: Sacridier-71A, Johnson-131B, Shetler-42A, Dubose-12A, Coykendall-7C, Tapeni-179A

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: Maintenance fee increase for 2019, loose railing at 84-718 and 84-774 buildings, cars parking by 84-687 wash house, and gratitude towards the staff for handling a leak promptly.

II. MINUTES:

Treasurer Sokolowski motioned for the approval of the draft version of the September 25th, 2018 Minutes of the prior board meeting, Director Walford seconded, and the motion was carried unanimously.

46 **III. REPORTS:**

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

Financial- Treasurer Sokolowski motioned to accept the financial reports for the months August 2018 through September 30th, 2018, 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 also briefed on several upcoming/completed projects such as Oahu Gas completing the pressure washing of all the propane tanks, Kamaaina Pest Control spraying under all the buildings and spreading granular around the perimeter of the buildings, Hi Power Solar completed building stabilizations on the 70,72 and 73 buildings.

Committee Reports:

- A. **Finance Committee-** Chair Sokolowski briefed the owners present on the reasoning behind the 3% increase to the Budget.
- B. **Personnel Committee-** Chair Raimondi informed the attendees of the importance to remaining competitive with wages for the AOAO employees and possibly implementing a 401k option.
- C. **Communication Committee-** Chair Hatton informed the board of the upcoming newsletter and asked for any possible additions that board would like to include.
- D. **Grounds Committee-** Nothing to Report.
- E. **Security Committee-** Chair Moore will communicate to Director Hatton in regard to adding verbiage that will notify the community of trained employees that are qualified to operate a defibrillator, as a victim is awaiting emergency services to arrive.

IV. UNFINISHED BUSINESS:

- A. **Rooftop PV Leasing-** Treasurer Sokolowski is in talks with three companies regarding the leasing of the roofs for the installation of solar panels and two of the companies (Hawai'i Unified and Green Path) issued a preliminary report; Treasurer Sokolowski is awaiting a third preliminary report and some more depth in regard to the contracts for each vendor.

90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132

B. Heat Pump Proposal- Treasurer Sokolowski is working Hawai'i Unified and another company, to bundle the replacement of the heat pumps within the roof leasing contract; Green Path is not interested in structuring the heat pumps into the roof lease contract.

V. NEW BUSINESS:

A. Starcom Wireless Proposal- Treasurer Sokolowski motioned to approve a proposal submitted by Starcom Wireless in the amount of \$5,382 for 15 walkie talkies and one base, a \$500 rebate is included in the offer; the motion was carried unanimously.

B. HO6 Policies- The board requested Property Manager Bracic to work with Mark McKellar in providing the proper resolution, requiring homeowners to have a mandatory HO6 policy.

VI. EXECUTIVE SESSION: The Board of Directors entered into Executive Session at 7:57 p.m., to discuss potential litigious matters. The Board adjourned Executive Session at 8:46 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 8:47 p.m., upon unanimous consent of the Board.

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