

APPROVED

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, May 21st, 2019

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 Robert Coombes.

DIRECTORS EXCUSED: Regan Walford

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

GUESTS/OWNERS

PRESENT: Bibbs-46A, Sowell-43A, James-10B, Singleton-55A, Cyukar-196A, Ka'aihue-191A, Klinger-19A, Shafer-39C, Phillips-20C, Burmeister-139B, Johnson-131B, Machett-100B, Dubose-12A

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 6:45 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: Enforcement of house rules, online portal to view statement, monkeypod trees.

II. MINUTES:

Treasurer Sokolowski motioned for the approval of the draft version of the January 22nd, 2019 Minutes of the prior board meeting and the draft version of the Annual and Organizational Meeting Minutes that were held on March 16, 2019; the motion was carried unanimously.

III. REPORTS

Financial- Treasurer Sokolowski motioned to accept the financial reports for the months December 2018 through April 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 upcoming/completed projects such as Hi Power Solar completed the stabilization of five buildings; coordinating with Stanford Carr the scheduling of the sewer line work, working with contractor Light Mart for the installation of light poles on the common areas and the Tennis Court Resurfacing was completed under budget.

Committee Reports:

- A. **Finance Committee-** Nothing to Report.
- B. **Personnel Committee-** Nothing to Report.
- C. **Communication Committee-** Nothing to Report.
- D. **Grounds Committee-** Committee member Sokolowski reported on the light pole replacement project, setting up light fixtures to capture more ground coverage and to relocate some poles to better supply lighting for the community.
- E. **Security Committee-** Chair Moore reported on the addition of eight employees who are being trained for AED, CPR and First Aid procedures to make sure that there will be at least one employee per shift with these qualifications.

IV. UNFINISHED BUSINESS:

- A. **Rooftop PV Leasing-** Director Coombes motioned to accept the Koloa Energy Developments 'Letter of Intent' for the design, installation and operation of a Community Microgrid consisting of Solar PV, pending attorney review; President Sowell abstained; the motion was carried.

V. NEW BUSINESS:

- A. **None.**

VI. EXECUTIVE SESSION: The Board of Directors entered Executive Session at 7:35 p.m., to discuss potential litigious matters. The Board adjourned Executive Session at 8:13 p.m. to reconvene regular session. The Board entered executive session again at 8:14 p.m. and adjourned Executive Session at 8:27.

VII. NEXT MEETING: Regular: TBD

VIII. ADJOURNMENT:

The Chair, President Sowell, adjourned the Regular Board of Directors meeting at 8:28 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