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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, July 23, 2019

PLACE: Poolside at Makaha Valley Plantation

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

DIRECTORS EXCUSED: Vice President Lawrence Moore

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

GUESTS/OWNERS

PRESENT: Dominguez-132A, Prapatat-115C, Stokes-4A, Spracklen-65B, Rodgers-6A, Ferretti-25B, Tupas-97C and Johnson-131B

CALL TO ORDER: Upon noting the presence of a quorum, President Sowell (the "Chair") called the meeting to order at 7:06 p.m.

I. OWNER CONCERNS/CORRESPONDENCE: Security Cameras, Grill Tops, Airbnb, Feral Cats, and Split AC's.

II. MINUTES:

Treasurer Sokolowski motioned for the approval of the draft version of the May 21, 2019 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 May and June of 2019, subject to audit; Secretary Raimondi seconded, and the motion was carried unanimously.

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General Manager- Joseph Nunuha went over Landscaping and Maintenance updates. The board was also briefed on several upcoming/completed projects such as backflow testing, road repair at the end of Ala Mahiku street and working with contractors on bids for parking light fixtures.

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 and the need for additional proposal, due to vendor pricing.
- E. Security Committee-** Security Chief Hodges reported that all current employees are ADA and First Aid certified.

IV. UNFINISHED BUSINESS:

- A. Rooftop PV Leasing-** The terms of the agreement are being reviewed by the association's attorney.

V. NEW BUSINESS:

- A. Ordinance 19-18-** President Sowell motioned to allow homeowners that are granted a B&B permit by the City and County to operate on property (pending attorney approval); Director Hatton seconded, and the motion was unanimously carried.

VI. EXECUTIVE SESSION: The Board of Directors entered Executive Session at 7:55 p.m., to discuss potential litigious matters. The Board adjourned Executive Session at 9:14 p.m. to reconvene regular session.

VII. NEXT MEETING: Regular: TBD

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93 **VIII. ADJOURNMENT:**

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95 The Chair, President Sowell, adjourned the Regular Board of Directors meeting at
96 9:15 p.m., upon unanimous consent of the Board.

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98 Approved as to form and content;

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100 John Raimondi, Secretary

101 AOAO MAKAHA VALLEY PLANTATION

102

103 By direction,

104 Ismet 'Izzy' Bracic

105 Property Manager/Recording Secretary

106 TOUCHSTONE PROPERTIES, LTD., AAMC®

107 Agent for AOAO Makaha Valley Plantation