

**MINUTES of the meeting of the Board of Directors of the Association of Apartment  
Owners of MAKAHA VALLEY PLANTATION**

**DATE** August 23, 2016

**PLACE** Poolside at Makaha Valley Plantation  
Waianae, Hawaii 96792

**PRESENT** Directors: Lawrence Moore, Jr.; John Raimondi; Gregory  
Sokolowski; Tommy Sowell, Jr.; Regan Walford and  
Hope Hatton

**ABSENT** Robin Heath

**BY INVITATION** General Manager Joe Nunuha Miranda and Managing Agent  
John Dotten, Lowell D. Funk, Inc.

**CALL TO ORDER** Director Sowell called the meeting to order at 6:35 p.m.

The minutes to the meeting of June 21, 2016 were approved as circulated.

The audit for 2015 was received by the Board. The audit indicated the Association had total cash at the end of 2015 of \$1,409,872.

**GENERAL MANAGER'S REPORT:**

Joe Nunuha reported that:

The coating of the tile sections of the roofs has been completed on eight roofs. The goal is to complete another 33.

The heat pumps are being repaired. The exteriors appear to be in good condition and we have been replacing the working parts in an ongoing fashion to better control costs. 32 have been renewed/refurbished. These were installed 18 years ago, but continue to be maintained. To replace them would cost \$63,000 per heat pump.

**PERSONNEL COMMITTEE:**

The Personnel Committee recommended and the Board approved the circulation of the new personnel handbook.

**COMMUNICATION COMMITTEE:**

Robin was not in attendance. There was no report from the Communication Committee

**GROUNDS COMMITTEE:**

Regan Wolford reported the Ground Committee the replacement of the fence has been delayed. The cover for the post boxes is moving ahead.

**SECURITY COMMITTEE:**

John Raimondi reported security staff continues to patrol and no major problems have been reported.

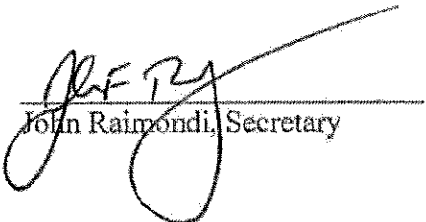
**EXECUTIVE SESSION:**

The Board adjourned the regular session at 8:21 to discuss general collection matters. The Board returned to regular session at 9:13 p.m.

Following returning to open session, the Board approved hiring Mark McKellar, esq. to handle collection matters. The Board also approved the revised employee manual with clarification of the personal time off for managers.

**NEXT MEETING:** The next regular Board Meeting date is to be decided

**ADJOURNMENT:** The meeting adjourned at 9:13 p.m.

  
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John Raimondi, Secretary