

**MAKAHA VALLEY PLANTATION  
ASSOCIATION OF APARTMENT OWNERS  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**AGENDA**

February 27, 1996, 7pm, Wai`anae Satellite City Hall

**PRESENT:** President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

**GUEST:** Property Manager, Jim Coupland; Resident Manager; Administrative Assistants, Emerald Souza and Peggy Hoots.

**CALL TO ORDER:**

**APPROVAL OF MINUTES:** For January 23, 1996, regular and executive minutes.

**CORRESPONDENCE:**

**REPORTS:** PRESIDENT:  
VICE-PRESIDENT:  
SECRETARY:  
TREASURER:  
DIRECTOR:  
PROPERTY MANAGER:  
RESIDENT MANAGER:

**OLD BUSINESS:**

1. Traffic Control Measures. Deferred
2. Directors and Rental Agents Meeting. Deferred
3. Annual Meeting is March 16, 1996. Send in your proxy now!
4. Development Proposals. Deferred
5. Tree Trimming. On going
6. Pool Policy. Deferred

**NEW BUSINESS:**

1. Heat Pump Modification for \$2,340.
2. Quiet Pool Resurfacing for \$16,265.
3. Accident free winner for the month of January is Mr. Wylie Hao from Maintenance.

**NEXT MEETING:** March 26, 1996, 7pm, Wai`anae Satellite City Hall.

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS**

**MAKAHA VALLEY PLANTATION  
ASSOCIATION OF APARTMENT OWNERS  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**APPROVED MINUTES**

February 27, 1996, 7pm, Wai'anae Satellite City Hall

**PRESENT:** President, Cecil Bindel; Vice-President, Bette Larrabee; Secretary, Alvin Silva; Treasurer, David Duke; Director, Wayne Thompson.

**GUEST:** New Resident Manager; Harlow Todaro; Administrative Assistants, Emerald Souza and Peggy Hoots.

**ABSENT:** Property Manager, Jim Coupland had to leave the island for a family emergency.

**CALL TO ORDER:** A quorum being present, Mr. Bindel brought the meeting to order at 7:04pm.

**APPROVAL OF MINUTES:** Minutes were not ready for review.

**CORRESPONDENCE:** None.

**REPORTS: PRESIDENT:** Mr. Bindel mentioned that Mr. Lauro has resigned as Resident Manager and the Board accepted his resignation as of February 20, 1996. The Board received two recommendations from Mr. Coupland and had interviewed them. The Board has selected Mr. Harlow Todaro as our new Resident Manager. He brings with him much experience that should be good for the plantation.

The four employees that were authorized to vote for union representation voted to accept. We are now waiting for a response from the union representatives.

**VICE-PRESIDENT:** Ms. Larrabee read a letter from our insurance attorney stating the settlement of Mr. Hautchens law suit against the previous Board for eliminating his position. No wrong doing was admitted on ether side. Our liability insurance company will pay all except for our \$2.500 deductible. This years' deductible will only be \$1,000.

**SECRETARY:** Mr. Silva mentioned that the Board is looking into the cost effectiveness of privatization of our security force. The Board is obligated to continuously look for efficient use of our funds.

Mr. Thomas of 181A mentioned that the last time we had a security company they could not fulfill their obligations to provide a supervisor and personnel when coverage was short. This Board and the RM will monitor the private security force very closely to prevent this from happening again.

## APPROVED MINUTES OF THE MVP BOD MEETING OF FEB 27, 1996

TREASURER: Mr. Duke reviewed our budget status and mentioned that over the next six months we will be putting aside \$18,000 per month in an insurance reserve anticipating our insurance down payment in June. We will continue to monitor the budget to not get behind.

A portion of our reserves (\$100,000) was renewed at a new CD rate of 5.87% which is the highest we could get at this time. A MOTION was made by Ms. Larrabee to approve renewal of this \$100,000 CD at 5.87%. Mr. Bindel seconded the motion. APPROVED 4-0

DIRECTOR: No report.

PROPERTY MANAGER: No report.

RESIDENT MANAGER: Report enclosed.

**OLD BUSINESS:** 1. Traffic Control Measures are deferred until we schedule the parking lot resurfacing.

2. Directors and Rental Agents Meeting is deferred till some time after the annual meeting.

3. Annual Meeting is March 16, 1996. Send in your proxy now! You will not give your vote away if you check the box that indicates "for quorum only." You can also ask for your proxy at the meeting.

4. Development Proposals. Deferred until an arrangement can be made for Mr. Dornbush to present the developers' proposals.

5. Tree Trimming. On going and the Resident Manager is monitoring the progress. Call the office if you notice that a tree needs trimming.

6. Pool Policy. Deferred until the new RM can acquaint himself with our problems.

**NEW BUSINESS:** 1. Heat Pump Modification for \$2,340. Our heat pumps are twin units at each washhouse. Unfortunately, these units are linked; so when one trips off for some reason the other shuts down also. This design was specified during installation to save money. To separate all the units will cost \$2,340. This amount will put us over budget in this category for the year because we had already spent \$1500 this year for repairs. Separating the units will give us a back-up system when one has trouble. This will also save repair cost since we may not have to call for an emergency repair on weekends. MOTION made by Mr. Silva to authorize TR Enterprises to modify our heat pumps for \$2,340. APPROVED 4-0

APPROVED MINUTES OF THE MVP BOD MEETING OF FEB 27, 1996

2. Quiet Pool Resurfacing for \$16,265.68. Our quiet pool surface under water is cracking and peeling. Tri R Products will give us a 25 year guaranty on using Fiberglaze to resurface. MOTION made by Mr. Silva to authorize the maximum expenditure of \$16,300 for the repair of the quiet pool. The Resident Manager will try to negotiate a better price from the contractor by doing some of the preparation work in house. Mr. Duke added that this money will come out of our reserves because it is a long term repair. APPROVED 4-0

3. Accident free winner for December is Mr. Wylie Hao from Maintenance.

**DISCUSSION:** Mr. Bindel mentioned the repaveing of the 707 area. Bids are still being accepted to resurface this bad area.

**NEXT MEETING:** March 26, 1996; 7pm, Wai'anae Satellite City Hall.

**ADJOURNMENT TO EXECUTIVE SESSION FOR PERSONNEL MATTERS AND FINE APPEALS AT 8:04PM**

APPROVED ON MAY 28, 1996



ALVIN P. SILVA  
SECRETARY