

MINUTES OF THE ANNUAL MEETING OF THE  
ASSOCIATION OF APARTMENT OWNERS OF  
MAKAHA VALLEY PLANTATION  
Saturday, March 7, 1993

**DETERMINATION OF QUORUM**

President W. Blythe Thomas announced that 79.5972 percent of the common interest was represented in person or by proxy, thus constituting a quorum

**CALL TO ORDER**

The 1993 Annual Meeting of the Association of Apartment Owners of Makaha Valley Plantation was called to order by President Thomas at 11:30 a.m. at the Makaha Terrace, Sheraton Makaha Resort & County Club.

**PROOF OF NOTICE**

President Thomas reported that notice of this Annual Meeting was sent to all owners on January 11, 1993. A copy of this notice will be made a part of the Annual Meeting file.

**INTRODUCTION OF BOARD MEMBERS AND GUESTS**

President Thomas welcomed all owners present and introduced the current Board of Directors and invited guests:

W. Blythe Thomas, President and Secretary  
Tom Youngblood, Vice President  
Virginia Eskola, Treasurer  
Dick O'Donnell, Director

Marie Calder-Clayton, Senior Management Executive, Hawaiiana Management Co.  
Philip Lahne, Attorney and partner; Dinman, Nakamura, Elisha and Lahne  
Diane Taira, Attorney and litigation specialist; Dinman, Nakamura, Elisha and Lahne  
Steve Glanstein, Registered Parliamentarian  
Tom Horner, Insurance Factors  
Charles Houtchens, Resident Manager and former Board President  
Emerald Souza, Assistant Manager  
Hope Cospers, Administrative Assistant  
Capt. John McFarland and Officer Richard Vazquez from Security  
Richard Port, President of HICCO, and Susan Kinsler Legislative Chairman of HICCO  
Penny Oburn, Recording Secretary  
Joyce Carson, Brian Davis, Norma Vicenzio and Susan Goss, Tally Clerks

**PARLIAMENTARY AUTHORITY**

President Thomas noted that rules for the conduct of the Annual Meeting were distributed to all owners prior to the meeting. There being no objection, the rules for conducting the Annual Meeting, as distributed, were adopted.

President Thomas appointed Gerald Devlin (116-B & 175-A) as timekeeper for all debates.

**APPROVAL OF MINUTES**

President Thomas noted that the minutes of the last Annual Meeting had been approved by the Board of Directors and circulated to all owners, and asked the body if there were any objection to the chair ordering the Board of Directors to approve the Minutes of this Annual Meeting. Mr. Johnson (21-C, 159-B and 156-A) objected to the minutes being approved by the Board of Directors and requested the Chairman appoint a committee of three owners to approve the minutes.

**MOTION:** It was moved by Lee Dunlap (2-A), and seconded by Mr. Gerard (159-A) to accept the Chairman's suggestion that the Board of Directors approve the 1993 Annual Meeting Minutes.

Voting was by written ballot. Mrs. Calder-Clayton explained voting procedure.

President Thomas announced the meeting would continue during the tallying of ballots and the results would be announced as soon as available.

**REPORTS OF OFFICERS**

- A. **President's Report.** President Thomas reported on the activities of the Association during the past year. A copy of the report is appended to these minutes.
- B. **Treasurer's Report.** Treasurer Virginia Eskola reported on the financial status of the Association as follows:

Cash Receipts	\$	127,280.27
Operating Expenses		122,249.64
Operating Surplus		5,030.63
Major Improvements		151,790.61
Total Cash and Reserves		222,942.94

Detailed information is available in the financial statements distributed prior to the meeting.

President Thomas opened the meeting to questions regarding the Treasurer's Report.

Mr. Johnson (21-C, 159-B and 156-A) asked why reserves had decreased almost \$60,000 over a period of only several months. Mrs. Calder-Clayton noted that January 1993 expenditures are shown on page 4 of the packet distributed prior to the meeting. In addition, items are budgeted over a 12-month period, but many times lump sum payments are required. This causes total expenditures to appear to exceed budget, but it evens out over the course of the year.

### AUDITOR'S REPORT

President Thomas reported an audit had been conducted for the 1992 fiscal year by Daniel J. Sullivan, CPA, MBA. A copy of the audit report was made available at the meeting. By unanimous consent, and without objection, the report was adopted.

### ELECTION OF DIRECTORS

Section 1 of Article 3 of the project by-laws specifies that the affairs of the Association shall be governed by a Board of Directors composed of 5 persons, each of whom shall be an owner, co-owner, or spouse of an owner of an apartment in the project. There were three vacancies on the Board, two for 2-year terms and one for a 1-year term. Remaining on the Board were: Tom Youngblood and Dick O'Donnell. Standing for re-election were Blythe Thomas (181-A), Virginia Eskola (87-C) and Charles Andrews (37-C). President Thomas called for nominations from the floor. Nominated were: Melody Murphy (17-C and 154-A), Bonnie Sorensen (2-B) and Cecil Bindel (10-C). There being no further nominations, President Thomas declared the nominations close. The nominees introduced themselves and gave a brief synopsis of their background to the membership. President Thomas opened the meeting to discussion for the purpose of speaking on behalf of the various nominees. Management Executive Marie Calder-Clayton explained the balloting procedure. The election of Directors was conducted by percentage and secret ballot.

### SELECTION OF INSPECTORS

President Thomas appointed the following owners as inspectors: Janet McClure (99-C), Gladys Singleton (55-A) and Robert Weaver (97-A). Hawaiiana Management Co. personnel acted as tally clerks for the election.

There being no objection, President Thomas recessed the meeting for voting at 12:40 p.m. and reconvened at 1:15 p.m. and the meeting continued while the votes were tallied.

**NEW BUSINESS**

- A. **Managing Agent.** President Thomas stated that Section 2 of Article V of the By-Laws specifies that the Board of Directors shall annually appoint a Managing Agent subject to the approval of the majority of the apartment owners. He indicated the Board has worked closely with Hawaiiana Management Company, the present Managing Agent, is satisfied with their performance and recommends continuing with them as Managing Agent. There being no objection, the Board's selection of Hawaiiana Management Co. was approved.
- B. **Resolution on Assessment.** President Thomas read the following resolution and asked that it be adopted.

RESOLVED, by the Association of Apartment Owners of Makaha Valley Plantation, that the amount by which members' assessment in 1993 exceeds the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the Association, shall be applied against the 1994 OPERATING EXPENSES.

There being no objection, and by unanimous consent, the resolution was adopted.

- C. **Expression of Appreciation.** President Thomas thanked homeowners for their participation and cooperation in the activities of the Association. He further recognized the real estate agents and rental agents who service the property. Those present were asked to stand and introduce themselves, and were given a hand of applause.
- D. **Other Discussion.** President Thomas opened the meeting to discussion, and the following matters were commented upon:
1. Natalie Robinson (83-A) proposed the Board consider turning the laundry machines into a self-sufficient operation. President Thomas responded that a study had been done previously and the problem has always been that obtaining adequate maintenance on the machines. He will recommend that the new board consider it again.

2. **MOTION:** It was moved by Mr. Gerard (159-A ) and seconded that the Board of Directors make a general review of the Declaration and By-Laws and report to the membership prior to 1993. Mr. Johnson (21-C, 159-B, 156-A) moved to amend the motion by adding after the word "By-Laws", the following: "...and the Rules and Regulations to make sure they are in conformance with current laws and the ADA. There being no objection, the main motion was amended.

Discussion: Mr. Houtchins (48-A) stated that the Declaration and By-Laws were reviewed in 1989 before the Conciliation Agreement with HUD was signed. Mr. Lahne, the Association's attorney, advised that the ADA (Americans for Disabilities Act) does not apply to this condominium project, but the Fair Housing Act does apply. Mr. Johnson agreed to correct his amendment to delete "ADA" and insert "FHA". It was suggested the motion be amended to allow the Board to appoint a committee to do the review instead of themselves. President Thomas advised the membership the Board already has the power to appoint a committee.

Vote on the Main Motion: There being no objection, by unanimous consent, the motion was carried.

3. The membership expressed appreciation for the newsletter and it was suggested in the future it focus on more positive events.
4. Mr. Johnson (21-C, 159-B, 156-A) asked that it be explained to the membership about the purchase of the golf carts, how and why they will be used. Mr. Houtchins explained that originally there were ten carts before disposing of the old ones, and that ten carts were purchased to be used as follows: 4 for maintenance personnel, 4 for janitorial staff, 1 for Capt. of Security, 1 for the office staff.

### ELECTION RESULTS

President Thomas announced the results of the election as follows:

W.Blythe Thomas	42.9658%	2-year term
Melody Murphy	41.7524%	2-year term
Charles Andrews	39.7312	
Cecil Bindel	39.0430	
Virginia Eskola	38.147	
Bonnie Sorensen	32.126	

Two directors were elected. The other nominees did not satisfy the requirement for a majority, which in this instance was 39.7986%. President Thomas indicated it was necessary to have a re-ballot to elect the remaining director.

There being no objection, President Thomas recessed the meeting at 1:45 p.m. for voting and reconvened at 2:20 p.m.

#### RESULTS OF BALLOTING ON APPROVAL OF MINUTES

In favor: 15.298%; Opposed: 2.4094%.

President Thomas announced a majority of the percentage of members present in person or by proxy is required for the motion to pass. There being no majority, the motion to permit the Board of Directors to approve the minutes of this Annual Meeting failed. President Thomas appointed Mr. Castro (24-C, ), Mr. Johnson ( 21-C, et al.), and Ms. Swinney (63-B, et al.) to the committee to approve the minutes of this meeting.

#### ELECTION RESULTS - SECOND BALLOT

President Thomas announced the results of the second ballot for one remaining director:

Cecil Bindel	34.4563
Charles Andrews	32.3528
Virginia Eskola	11.7386
Bonnie Sorensen	3.4798

The nominees failed to satisfy the requirement for a majority of the percentage of owners present in person or by proxy. President Thomas advised the members the following options were available:

- (a) Adjourn without completing the election of the third director to fill the existing vacancy, in which case the vacancy would be filled by the Board of Directors;
- (b) Any of the nominees could withdraw, making a re-ballot more expeditious;
- (c) Re-open nominations;
- (d) Re-ballot.

**MOTION:** It was moved by Mr. Houser (29) and seconded that the meeting be adjourned and that the Board of Directors fill the one remaining vacancy on the Board. On a point of order, the Chair ruled the motion to adjourn not to be *privileged* because there is no provision for another meeting until next year, and it is therefore debatable.

Bonnie Sorensen (2-B) withdrew her candidacy for election as a director, and there being no objection, President Thomas accepted her withdrawal. There being no objection, debate was closed.

There being no objection, President Thomas recessed the meeting at 2:40 p.m. for voting on the above motion, and reconvened at 3:00 p.m.

### RESULTS OF BALLOTING

President Thomas announced the results of the ballot on the motion to adjourn as follows: In favor: 37.228%; Opposed: 41.692%. The motion to adjourn failed. The only business remaining before the membership was the election of one director which required a re-ballot.

There being no objection, President Thomas recessed the meeting at 3:05 p.m. for voting and reconvened at 3:20 p.m.

### ELECTION RESULTS - THIRD BALLOT

President Thomas announced the results of the re-ballot as follows:

Cecil Bindel	39.7526
Charles Andrews	33.9017
Virginia Eskola	4.9899

The nominees failed to satisfy the requirement for a majority and a re-ballot was necessary. There being no objection, the meeting was recessed for voting at 3:25 p.m. and reconvened at 3:40 p.m.

### RESULTS OF ELECTION - FOURTH BALLOT

President Thomas announced the results of the re-ballot as follows:

Cecil Bindel	41.1294	1-year term
Charles Andrews	32.0464	
Virginia Eskola	10.5876	

President Thomas congratulated the newly-elected directors and reminded directors to remain for a brief organizational meeting immediately following the Annual Meeting.

NEW BUSINESS - continued

D. Other Discussion - continued.

5. Wayne Thompson (30-B) suggested there may be considerable savings to the association if it purchases its own dump system. The City will pick up one day a week. President Thomas indicated the buildings require pick up more than one day a week, but asked Mr. Thompson to work with Mr. Weber(163-A) to research the matter further.
6. MOTION: It was moved by Mr. Brawley (13-A) and seconded that the Board of Directors be directed to have the By-Laws amended to increase the number of directors to seven (7) effective with 1994. President Thomas ruled the motion out of order for the reason, as expressed by Mr. Lahne, the Association's attorney, that the only way owners can direct the Board to do that is by petition signed by 25% of the owners. President Thomas indicated he would suggest the newly-elected Board consider this as a possible amendment when the Association's documents are reviewed pursuant to motion made earlier in the meeting. Mr. Brawley withdrew his motion.
7. A question was asked about extending lanais on B and C areas. President Thomas answered that, by law, extending lanais requires additional parking, and space for additional parking is neither affordable nor available.

ADJOURNMENT

There being no further business, President Thomas adjourned the meeting at 3:50 p.m.

Respectfully Submitted:

Penny Oburn  
Recording Secretary



APPROVED AS TO FORM AND CONTENT  
BY THE 1993 ANNUAL MEETING MINUTES REVIEW COMMITTEE  
WITH ATTACHED CORRECTIONS (if any)

<i>Abel Castro</i>	Unit 024-C
<i>Ruth Swinney</i>	Unit 118-A
<i>James Johnson</i>	Unit 021-C et al
<i>W. Blythe Thomas</i>	Association Secretary

July 1993.

The following corrections were made by one or more of the above and accepted by Parliamentary Authority.

Page 1 - Date should read "Saturday, March 20, 1993"

Page 2 - "Approval of Minutes" - should read "President Thomas noted that the minutes of the last Annual Meeting had been approved by a Committee of Three, etc." (not by the Board of Directors).

Page 2 - Treasurer's Report should show the final amount for the year -

Total Cash Receipts	\$	1,467,620.10
Total Disbursement		1,489,791.99
Change from January 1, 1993		(22,171.89)

Page 4 - "Election of Directors" - Line 4 should read "Standing for re-election were Blythe Thomas (181-A) and Virginia Eskola (87-C). Standing for election was Charles Andrews (37-C).



## Report of the President

On behalf of the Board of Directors, I would like to thank all of you for attending this meeting, especially those who have had to travel some distance. I would also like to thank those resident home owners who have given the Board support this past year, and the many owners from all over the world who have written such nice letters - and even to the very few who have written letters which were not so nice.

Thanks goes out to those members of our staff who are very dedicated to their jobs and without whom we could not operate.

Cliff and Margaret Weber have been our Research Committee for almost four years. For the many long hours of research, thanks to you both. In addition, Cliff has chaired our Budget Committee for the fourth year. This year, he was assisted by Bob Houser, and my thanks go out to both of them. We are always happy to have Bob and Evelyn around - they have many good thoughts and ideas.

As many of you know, Charles Houtchens was the Association President for three and one half years, until he resigned on August 21st and was later hired as our Resident Manager. Charles did wonders as President, and it was my pleasure and privilege as the Secretary to assist him in many ways. When he became Resident Manager, I was asked to accept the additional position as President until this meeting. I could not have done this without Charles' help. There is no doubt that he has been the backbone of this Association for the past four years, and I cannot thank him enough. And of course, my helpmate for over twenty-five years, my wife, Betty, who puts up with me - that's not an easy task !! Her support, her assistance, her cheerfulness when I'm down in the dumps - thank you, Betty, for your understanding - and my love to you.

Many thanks to the other Board members, who have shared in the decision-making, in an effort to make Makaha Valley Plantation the place it is today. Vice-President, Tom Youngblood, is the oldest member - in service, not in age. Virginia Eskola, your Treasurer, and Director Dick O'Donnell have worked tirelessly on your behalf. I sincerely hope that I have not missed anyone who has been of assistance to us, but if I have, you know who you are, so please accept my apology and my genuine thanks.

To all those home owners who attend the monthly meetings, and give your input to assist the Board, thank you. At almost all meetings this year, we had Aldene Doherty, Betty O'Donnell, Bob Eskola, Betty Thomas, Cliff and Maggi Weber, Owen and Daisy Finsted, Gladys Singleton, Abel and Bobbie Castro, Bonnie Sorensen, Bill Figgis, Cecil Bindel, Tom Powers, Diana Hemingson, Marcie White and Natalie Robinson, Bob and Ev Houser, Charley Andrews, Ruth Swinney, Mike Hall, Loretta McDaniel, Terry Trippett, Carole Monus, Flora May Majiewski, Dorothy Smith and many others who come when they can - thank you, again. Our monthly meetings have been very well-attended this year.

Shortly after the 1992 Annual Meeting, the portion of the fence from the back gate to Huipu Drive was completed at a cost of \$15,990.00. After the back gate and fence were installed, some curbing and a small portion of the road had to be removed and replaced at a cost of \$1484.38. In addition, the Security Station at the back gate was all boarded up, and looked like Tobacco Road. This was very unsightly, so we installed glass in the window and repainted the building at a cost of \$101.02. The section from the 707 area to the front gate was completed in November at a cost of \$17,246.38. The final portion of the fence was just recently completed at a total cost of \$12,870.00. We have received many compliments on the addition of the fence. Many residents say they now feel much safer. In addition, we have had no stray wild dogs since the completion of the fence, and even some less stray people. It is much more difficult for the stray people to steal - we recently saved two bicycles, when the thieves were attempting to pass them over the fence. A good neighbor notified Security, who was able to get to the point where the thieves were, and although they had passed the bicycles over the fence, they were unable to take them further as they would have been caught.

We had much excessive expense and loss of employees' time with the old golf carts. At the April meeting, I proposed the purchase of new golf carts for the Plantation. My contention was, and still is, that by purchasing second-hand golf carts we were throwing good money after bad.

At that time, I had received a quote from Golf Concepts of Hawaii for the purchase of 10 E-Z Go golf carts. The Board asked Research Chairman, Cliff Weber, to get quotes for similar types, from other distributors, prior to making a decision. Mr. Weber contacted the Military Golf Courses who told him that they dealt with Golf Concepts. Mr. Weber reported this to me, and we made tentative arrangements to go to the other two dealers to get quotes from them. Unfortunately, Mr. Weber had to cancel, so I took it upon myself to go to the other dealers and get quotes from them. B. Hayman and Co. of Waipahu quoted \$47,956.40 for similar equipment. Then I visited Clifford Mizumoto of O'ahu Battery Sales. His quote from the Club Car line was \$42,099.26. The best quote we received was from Vice-President Leslie Higuchi of Golf Concepts, and eight trucks, divided evenly between Maintenance and the Cleaning Personnel, and two personal golf carts, one for Security and the other for the office staff, were delivered in August 1992.

The radio base station at the front office gave up the ghost, which left both the front office and the gate without proper communication. The base was replaced by Oceantronics at a total cost of \$2104.96, for both equipment and labor.

The Channel 2 Electronic Bulletin Board was completed in July at a cost of \$5750. All association announcements are shown on Channel 2, along with many commercial announcements. We hope that the revenue from the commercials will pay for this expenditure in two years. This equipment allowed us to remove the 17 unsightly bulletin boards which were located at the laundromats, along with those located at the two pools. All tenants were, and still are, being advised to use this system.

In November, we had to open up one of the large check valves in the boiler rooms. It was found to be completely deteriorated - as a matter of fact, none of it was left. Further investigation showed that this was the situation in all boiler rooms. TR Enterprises, who do a lot of the work here on the Plantation, advised that these valves normally last around 10 years, which means they should have been replaced almost 10 years ago. Two possibilities existed - cast iron valves with a life expectancy of 10 years for approximately \$300 each, or brass valves which should last a lifetime at \$700 each.

Since the law requires that these valves be operational, the question was simply which valve to use. The Board decided that while the initial cost would be more, this would mean a saving and a decision for a Board in future years. Complete repair of the check valves along with some deteriorated gate valves and other small check valves, came to around \$11,000.

A new and up-dated computer system was installed in November. This gives much better results for both the office records and for those required for Security. The many weeks of programming was done by MDH Associates, who did the installation as well. Some of these programs are most amazing, in that they are made up specifically for Makaha Valley Plantation requirements. Total cost for this installation was \$18,500.

Since the dividers in the bathrooms at the pools were completely rusted out, with pieces missing due to rust, the Board decided they must be replaced before someone was badly hurt. At the same time, the wall tile which was put onto plasterboard at the Fun 'N Sun Pool, had several holes in it. The Board, while deciding to re-tile those bathrooms, also decided to do the walls at the Quiet Pool. The total amount for this is \$13,000.

It appears that old water systems, like old cars, go from one thing to another. After reports of varying pressure problems, we had a check made by Western Pacific Mechanical Co. They found that the PRV banks were in bad shape in several areas. No other organization would even so much as give us a bid on replacing these valves. The Budget Committee placed \$60,000 in this year's budget for replacement. So far, the 664 area has been done at a cost of \$6,822.94. Three other very bad areas to be completed are 754, at \$11,000, and 757 and 718 at \$15,000 each. The 664 area has only two PRV banks, while the 757 and the 718 areas have four banks each. The 754 area has three banks. We still have five areas to go, and much of this will probably have to be held over for the 1994 budget.

Over the past four years, the Board of Directors has made a large number of positive decisions affecting the Plantation. I would like to thank the other members of the Boards for the many improvements that we all enjoy so much.

On June 15th, I was selected as the only member of a Board of Directors to attend a task force to attempt to draft an outline for a condo reserve manual. This manual, as completed in October 1992, gives Boards of Directors, attorneys, and managing agents an outline on which to base the required reserves for a condominium association.

In addition to myself, there were 7 representatives of managing agents, from the largest, Chaney Brooks and Hawaiiana, to the Marco Polo who had their own General Manager. Two attorneys, who specialize in condominium law, one realtor, one CPA and one loan officer, two condominium specialists with the Real Estate Commission and two members of the Real Estate Research and Education center also attended. Representative Maizie Hirono and Senator Mike Crozier made a short appearance. The meeting was conducted by Cynthia Yee, Real Estate Commission Condominium Education Manager.

The original reserve law was passed in the 1991 legislature. Unfortunately, some poorly-managed condominiums made a big fuss, and a revision of the law was passed in the 1992 legislature. House Bill No. 3960, H.D.1, S.D.1, C.D.1, has extended the finalizing date of 1997 to the year 2000. This is not a serious situation, but the most distressing part is that the bill changes the amount to be put into the reserves to 50% instead of 100%. This, of course, means that if a problem occurs, there will be only 50% of the money required to fund it. The other 50% would have to come from special assessment, and special assessment is the thing which the original bill was meant to overcome. The members of the task force agreed whole-heartedly that any Board of Directors which does not go for the 100% reserve funding is not doing right by its association, regardless of the fact that it may necessitate increased maintenance fees. In addition to the removal of special assessments, this bill was also designed to allow owners to achieve equity - that is, everyone pays over the years - special assessments frequently require new owners to pay for something which they have not enjoyed.

Proper studies of required funding are also necessary. The buck stops with the Board !! While Boards will not be held liable for good-faith underfunding, deliberate attempts to underfund can result in dire consequences. Funding studies must be done, and it is expected that Managing Agents who are requested to perform this duty will make an additional charge for the service. A new industry, called the Commercial Reserve Industry, has already been opened up in California and Florida, where reserve funding laws have been in force for a few years. We understand the one such organization from California has already begun solicitation in Hawaii. Cost of doing

reserve studies for a condominium of our size will probably run from \$6000 to \$8000. Although they are not required to do funding studies, auditors will be required to disclose information regarding any condo which, in their opinion, is under-funded. Like ourselves, many associations are trying to get a jump on this funding - and this is a very good thing. While increases in maintenance fees will no doubt be necessary, the actual percentage will be smaller than associations who have not begun such funding.

Insufficient funding will lead to loss of property value. Insufficient funding may well cause failure to receive loans from mortgage companies and banks. Insufficient funding will, in all probability, cause cancellation of insurance policies. I am pleased to report that at the present time, we are fully funded.

**W. Blythe Thomas**



It was noted by our Management Executive that the old copy machine was actually costing us money. The Board decided that it should be replaced with one which would also give better and faster service. After getting many bids, a Konica unit was purchased from EMA Office Machines, at a final cost of \$10,505.54. This unit arrived on January 5th, and from then until now, we have already saved some \$2000, or about 20% of the cost.

In September, we had Advanced Pool Refinishing out to refinish the jacuzzi in the Quiet Pool. It was originally done in 1990, and continued to flake, chip and peel. The original refinisher did the job over a total of five times at his cost. At the suggestion of Jack Brockman, President of Advanced Pool, we tried a different method of refinishing. This was done at a cost of \$3500, and we have had no problems since.

In October, it was noted that many of the trees were damaging buildings, and that also, with the Plantation going on 20 years old, the trees had never received a professional trimming. Bids were put out with six different companies who trim trees, and our present landscaper, Akahi Services, was the lowest bidder at \$28,474.00 plus tax for 365 trees. The trimming was completed in February, and all that was left over was 64,000 pounds of chips. This was used as mulch around the Plantation. A few missed trees will be trimmed within the next few weeks.

September 11, 1992 !! As the radios were advising of an approaching storm, our Security and one each of our Maintenance and Cleaning staff, along with Charles and myself made preparations. Not only did we have our regular Security Staff, but several off-duty officers also reported. Although the eye of this storm never actually hit O'ahu, we were about as ready as possible. Even with the portion of the storm which did hit, lots of problems were caused on the Plantation, including the loss of electricity. Everything seemed to go quite well until darkness set in. At that time, we had more problems. With the heavy use of the golf carts, the batteries started to die. Our radios started to fail, as they too, lost battery charge, halting much communication. In the late evening hours, we had a report of an attempted breakin of a vehicle, which we were able to stop. There was also a report of three suspicious characters attempting to climb the fence. Our security members really went into action, patrolling closely with flashlights. I believe if anyone was ready to loot the second night, they were well aware from the first night that we would not give them a chance. Security Captain John McFarland had his baptism under fire, and handled the whole ordeal as a true professional. With everyone working, we were able to make the Plantation secure. We also had several residents who offered to patrol through the night, but we felt it would have been confusing to know who was doing right from those who were doing wrong. As has been policy in the past when we had no electricity, we denied entry to visitors after dark, to have less people on the property and to ensure that we had no looters.

Early on the morning of the 22nd, Charles contacted Guy Hogue, the President of Akahi Landscaping at home. He questioned if he had a cleanup crew available - Guy immediately went to work gathering his crew. In addition, Charles asked if he could supply us with a couple of additional generators so that we could charge our golf cart batteries. Within a short time, Mr. Hogue, cleanup crew and generators arrived on the scene. The cleanup from Hurricane Iniki had begun !! This would last for six full days. On Sunday, the City and County of Honolulu attempted to put a damper on the works by refusing to allow rental trucks from dumping their loads. This, however, was overcome on Monday. Broken fronds were hanging dangerously from the palm trees, and Joe's Tree Trimming Service was called into action. Joe and his crew took three days and trimmed some 231 palm trees. On Sunday morning, we contacted Tom Horner at home to find out if any of the tree damages could be charged off on our insurance. Tom called the insurance adjuster who came out on Wednesday to look over the situation. By this time, Rainbow Roof Maintenance had been called to come out to repair some shingle damage. When Charles questioned the adjuster regarding reimbursement for the tree damage, he said no. After discussion, he agreed to contact the head office on the mainland and report to Charles the next day. In the meantime we had some bills and ballpark figures totalling just over \$20,000. This included the bad damage in the 757 area at 2-B. The next day, the insurance adjuster called Charles and advised him that the insurance would take care of the cleanup less our \$1000 deductible. The insurance monies were received in January. There was a total of 35 truckloads of debris removed from the Plantation during the two weeks following the hurricane. With all of this in our past, I believe we have a great deal for which to be thankful.

