

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
JANUARY 26, 2022 via Zoom**

I. CALL TO ORDER

President Sankey called the regular meeting of the Board of Directors of Tropicana Village-Aiea Phase 2 & 3 to order at 6:05 p.m. via Zoom.

II. ATTENDANCE

Board Members Present: President Julie Sankey, Vice-President Midgie Taira, Treasurer Steve Bear, and Secretary Barbara Asato, Directors: James Arcena and George Passmore.

Absent: Carman Hoomalu and Dylan Davis.

Present By Invitation: Mgmt. Executive Maria Westlake, Hawaiiana Management Co., Justin Ventar, Property Maint. Mgr. and Legal Advisor R. Laree McGuire, Partner of Porter McGuire Kiakona LLP.

Owners: 98-530 #2, Kevin Kunieda; 98-530 #1, Malwinda Grant

III. OWNER'S FORUM

Mr. Kunieda asked about the structural repairs to his unit.

Mrs. Grant requested a status of the window repairs for her unit.

IV. APPROVE MINUTES

Vice-President Taira motioned to approve the November 17, 2021 Regular Meeting Minutes and the December 16, 2021 Executive Meeting Minutes. Vice-President Taira seconded the motion and it was unanimously approved.

V. TREASURER'S REPORT

Treasurer Bear motioned to approve the October, November and December 2021 financial report subject to audit. This was seconded by Director Arcena and unanimously approved.

VI. UNFINISHED BUSINESS

1. **CMU Project:** This item was discussed in Executive Session with legal counsel.
2. **98-530 #1 Window Repair Request:** PMM Ventar will follow up with the vendors for their bids.
3. **98-554 CMU Repair Proposals:** No response from Masterpiece Construction LLC. ME Westlake to follow up with vendor.
4. **98-453 #2 Repairs:** ME Westlake to forward address to legal counsel to see if it should be part of the CMU Project.
5. **EV Charging Station:** ME Westlake to send electric vehicle charging station information to the Board. Treasurer Bear motioned to not change the current policy at this time and any application for a station, require the cables to be installed underground. This was seconded by Vice-President Taira.
6. **98-524 #4 Window Cranks, Window Re-Seal, Wall Repair:** PMM Ventar to request a scope of work from the vendor.
7. **Tree Trimming:** Director Passmore motioned to approve the Trees of Hawaii contract for \$13,612.53. Treasurer Bear seconded this motion and it was unanimously approved. ME Westlake to send a letter to with the scheduled service to be posted by PMM Ventar.
8. **Tenting Fumigation-Absolute Termite and Pest Control Hawaii:** Pending two additional proposals.
9. **Credit Cards for Vendors:** Treasurer Bear moved to get a Central Pacific Bank debit credit card account set up for PMM Ventar's use for \$500. Director Passmore seconded this motion and it was unanimously approved.
10. **98-554 Rain Gutter Installation:** PMM Ventar to attain proposals.

VII. NEW BUSINESS

- A. **Truck Repairs:** PMM Ventar doing temporary fixes on the truck to fill in rust holes.
- B. **98-530 #2 – Structural Repair – Revisiting Request:** It was the consensus of the Board to have the owner send a written request with detail of the desired work to PMM Ventar for the Board's review.

VIII. EXECUTIVE SESSION

The Board discussed legal, financial and personnel matters in Executive Session from 7:29 pm to 8:32 pm.

IX. NEXT MEETING

The Annual meeting will be held on February 23, 2022 at the Pearl Country Club at 6:00 pm. The next regular Board meeting will be on March 22, 2022 at 6:00 pm via Zoom.

X. ADJOURNMENT

President Sankey adjourned the meeting at 8:38 pm.

Approved by President Sankey: _____ Date: _____

Submitted By: Maria Westlake Recording Secretary