

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3  
MARCH 22, 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 6:07 p.m. via Zoom.

**II. ATTENDANCE**

Board Members Present: President Julie Sankey, Vice-President Midgie Taira, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Directors Vincent Kieger, Marc Colozzi and Diane Maiola.

**Absent:** Treasurer Steve Bear and Director George Passmore.

**Present By Invitation:** Mgmt. Executive Maria Westlake, Hawaiiana Management Co., Justin Ventar, Property Maint. Mgr.

**Owners:** 98-530 #1 Malwinda Grant, 98-530 #4 Tiffany Koc, 98-437 #3 Diane Maiola.

**III. OWNER'S FORUM**

Mrs. Grant joined the meeting to hear about the status of her window repairs.

Mrs. Koc requested to have trees removed from the front of her area and gutters installed. She was informed the trees are her responsibility to remove. To install the gutters she needs to provide additional information.

Mrs. Maiola shared her concerns about the CMU project and the walls in her garage.

**IV. APPROVE MINUTES**

Secretary Asato motioned to approve the January 26, 2022 Regular Meeting Minutes and the March 4, 2022 Executive Meeting Minutes. Vice-President Taira seconded the motion and it was unanimously approved.

**V. TREASURER'S REPORT**

Review of the January 2022 financial report was deferred as Treasurer Bear was not present. The February 2022 was not yet available.

**VI. UNFINISHED BUSINESS**

1. **CMU Project:** This item was discussed in Executive Session with legal counsel.
2. **98-530 #1 Window Repair Request:** Deferred, PMM Ventar will follow up with the vendors for their bids.
3. **98-554 CMU Repair Proposals:** Item was not discussed. ME Westlake to follow up with vendor.
4. **98-453 #2 Repairs:** Address is part of the CMU Project under review with legal counsel.
5. **EV Charging Station:** Deferred.
6. **98-524 #4 Window Cranks, Window Re-Seal, Wall Repair:** Deferred, PMM Ventar to request more information on the scope of work from the vendor.
7. **Tree Trimming:** Project completed.
8. **Termite Tenting Fumigation:** Deferred, pending proposal from third vendor.
9. **Credit Cards for Vendors:** ME Westlake to follow up with Cash Management department for the application and areas that need signatures.
10. **98-554 Rain Gutter Installation:** Deferred, pending proposals.

11. **Truck Repairs:** The 2004 Ford Ranger truck was traded in at Servpro Toyota for a 2013 Toyota Tacoma flatbed.
12. **98-530 #2 – Structural Repairs – Revisit Request:** No written request was received. Occupant was previously reminded to have owner contact PMM Ventar. ME Westlake to send owner a letter reminding her of the resolution sent in June 16, 2021.

#### VII. NEW BUSINESS

1. **98-401 #1 – Install Additional Exterior Lights:** Vice-President Taira motioned to leave the number of lights that are installed on the building as they are currently. Director Kieger seconded the motion and all approved. ME Westlake to send a letter to the owner.
2. **98-445 #2 – Rain Gutter Repair:** Director Kieger moved to defer pending additional proposals for the entire property. Vice-President Taira seconded the motion and all were in favor.
3. **98-524 #3 – Sewer Pipe Leak:** The Board unanimously declined the request to have the Association pay for the sewage pipe repairs as the section in question only services one unit. ME Westlake to send a letter to the owner.
4. **98-524 #3 – Ceiling Repair:** Deferred pending proposals.
5. **98-441 #1 – Ceiling Repair:** Deferred pending proposals.
6. **98-437 #2 – Water Intrusion:** Address is part of the CMU Project under review with legal counsel. Board to discuss in Executive Session.
7. **Property Phone Upgrade:** Director Kieger moved to decline the request for a new phone pending a better deal.

#### VIII. EXECUTIVE SESSION

The Board discussed legal, financial and personnel matters in Executive Session from 8:40 pm to 9:09 pm.

#### IX. NEXT MEETING

The next regular Board meeting will be on April 20, 2022 at 6:00 pm via Zoom.

#### X. ADJOURNMENT

President Sankey adjourned the meeting at 9:09 pm.

Approved by President Sankey: \_\_\_\_\_ Date: \_\_\_\_\_

Submitted By: Maria Westlake Recording Secretary