

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
APRIL 20, 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 6:10 p.m. via Zoom.

II. ATTENDANCE

Board Members Present: President Julie Sankey, Treasurer Steve Bear, Assistant Treasurer Dylan Davis, Directors Marc Colozzi and Diane Maiola.

Absent: Vice-President Midgie Taira, Secretary Barbara Asato, Directors Vincent Kieger and George Passmore.

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

Owners: 98-453 #2, Mrs. Yanagida.

III. OWNER'S FORUM

Mrs. Yanagida joined the meeting to hear an update on her request for repairs.

IV. APPROVE MINUTES

Director Colozzi motioned to approve the March 22, 2022 Regular Meeting Minutes and the March 31, 2022 and April 4, 2022 Special Executive Meeting Minutes. Treasurer Bear seconded the motion and it was unanimously approved.

V. TREASURER'S REPORT

Treasurer Bear moved to defer the approval of the January and February 2022 financial report.

President Sankey seconded the motion. All board members were in favor. The March 2022 was not yet available. ME Westlake to share the deadline in which the Board can expect the monthly financial report.

VI. UNFINISHED BUSINESS

1. **CMU Project:** *This item was discussed in Executive Session with legal counsel.*
2. **98-530 #1 Window Repair Request:** Treasurer Bear motioned to accept the proposal from KKTF for \$5,797.18. Director Colozzi seconded the motion. All board members were in favor.
3. **98-524 #4 – Window Cranks, Window Re-Seal, Wall Repair:** Treasurer Bear motioned to accept the proposal from Reeves Remodeling and Restore for \$3,560. President Sankey seconded the motion. All board members were in favor.
4. **98-453 #2 Repairs to Wall, Ceiling, Garage Door, Lanai Deck Floor, Entrance Landing:** Assistant Treasurer Davis motioned to approve the proposal from Montage Décor LLC for \$3717.28. Treasurer Bear motioned an additional condition to have the option to adjust the sliding door and repaint the whole ceiling as needed. Director Colozzi seconded the motion. All board members were in favor.
5. **98-524 #3 – Ceiling Repair:** President Sankey motioned to accept the proposal from Aina Environmental Grp. Inc. for \$1800. Treasurer Bear seconded the motion. All board members were in favor.

6. **98-441 #1 – Ceiling Repair**: President Sankey motioned to accept the proposal from Aina Environmental Grp. Inc. for \$1700. Treasurer Bear seconded the motion. All board members were in favor.
7. **98-554 CMU Repair Proposals**: Deferred, ME Westlake to follow up with Vice-President Taira and the vendors on the scope of work.
8. **Termite Tenting Fumigation**: Treasurer Bear motioned to accept the proposal from Aloha Termite & Pest Control for \$117,598.91. Assistant Treasurer Davis seconded the motion. All board members were in favor. ME Westlake to verify the quote is still accurate and the work can be done in September or October of 2022.
9. **98-554 Rain Gutter Installation**: Deferred, pending proposals.
10. **98-445 #2 – Rain Gutter Repair**: PMM to attain proposals for just units #1 and #2.
11. **EV Charging Station**: ME Westlake to resend information for the new Board members to review.
12. **Property Phone Upgrade**: Director Kieger shared phone plan recommendations. Assistant Treasurer Davis motioned to continue with T-Mobile for \$95.75 a month plus tax and allow PMM Ventar to upgrade the phone. President Sankey seconded the motion. All board members were in favor.
13. **Credit Cards for Vendors**: ME Westlake expects to have the debit credit card available for PMM Ventar by next week.

VII. NEW BUSINESS

1. **AIG Loss Control Recommendation - Notice to Install Smoke Alarm**: The Board unanimously agreed to have ME Westlake send out a letter to owners advising them to install smoke detectors/alarms in their units and provide the Fire Department the fire extinguisher report from SRG Fire Services and the locations of the two fire hydrants on site.
2. **98-530 #2 – Request to Repair Wall**: PMM Ventar to attain proposals to repair the section by the door where the landing meets the wall.
3. **98-530 #2 – Request to Repair Stairway Railing**: Treasurer Bear motioned to approve the proposal from Certified Welding to repair the railing for \$2850. President Sankey seconded the motion and it was unanimously approved.

VIII. EXECUTIVE SESSION

The Board did not discuss any legal, financial or personnel matters.

ME Westlake to send legal counsel pictures of the exterior and interior garage areas of buildings 401, 437, 445 and 453.

IX. NEXT MEETING

The next regular Board meeting will be on May 18, 2022 at 6:00 pm via Zoom.

X. ADJOURNMENT

President Sankey adjourned the meeting at 8:26 pm.

Approved by President Sankey: _____ Date: _____

Submitted By: Maria Westlake Recording Secretary