

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
JUNE 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 6:03 p.m. via Zoom.

II. ATTENDANCE

Board Members Present: President Julie Sankey, Secretary Barbara Asato, Treasurer Steve Bear, Directors Vincent Kieger and George Passmore.

Absent: Vice-President Midgie Taira, , Assistant Treasurer Dylan Davis, Directors Marc Colozzi and Diane Maiola

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

Owners: 98-530 #4 Tiffany Koc

III. OWNER'S FORUM

Mrs. Koc shared comments about having the flooring in her unit checked by an engineer for the sloping.

IV. APPROVE MINUTES

Treasurer Bear motioned to approve the May 18, 2022 Regular Meeting Minutes Secretary Asato seconded the motion and it was unanimously approved.

V. TREASURER'S REPORT

Treasurer Bear reviewed the January, February, March and April 2022 financial reports. Director Kieger motioned to approve the financial reports subject to audit. Treasurer Bear seconded the motion. It was unanimously approved. The May 2022 financial report was not yet available.

VI. UNFINISHED BUSINESS

1. **CMU Project:** *This item was discussed in Executive Session.*
2. **98-530 #1 Window Repair Request:** Project is pending the arrival of the window parts.
3. **98-453 #2 Repairs to Wall, Ceiling, Garage Door, Lanai Deck Floor, Entrance Landing:** Director Kieger motioned to get more proposals for the extensive work mentioned by Montage Décor. Secretary Asato seconded the motion. It was unanimously approved.
4. **98-554 CMU Repair Proposals:** Pending proposal from Pacific Builders.
5. **98-530 #2 – Request to Repair Wall:** Director Kieger motioned to approved the proposal by Wave Builders. Treasurer Bear seconded the motion. President Sankey and Secretary Asato agreed. Director Passmore abstained from voting.
6. **98-530 #4 – Request to Check Sloping Floors:** Director Kieger motioned to attain proposals from structural engineers. Treasurer Bear seconded the motion. It was unanimously approved.
7. **Termite Tenting Fumigation:** The tenting schedule was updated and will be posted by PMM Ventar.
8. **98-554 Rain Gutter Installation:** Deferred, pending proposals.
9. **98-445 #2 – Rain Gutter Repair:** Deferred, pending proposals.

VII. NEW BUSINESS

1. **98-441 #3 – Rotted Wood Fascia:** Treasurer Bear motioned to approve the proposal for repairs to be done by Montage Décor for \$1,297.12. Director Passmore seconded. All were in favor.
2. **98-473 #3 – Side Walk Repair:** PMM Ventar will contact Personal Touch to check and/or clear out the drainage system.
3. **Electrical Lighting Upgrade:** Director Kieger motioned to approve the invoice of supplies from Graybar for \$655.18. Treasurer Bear seconded the motion. All were in favor.
4. **98-433 #1 – Split A/C Installation:** Treasurer Bear motioned to approve the installation of the split air conditioner. Secretary Asato seconded the motion. All were in favor.
5. **Fire Hydrant Leaking:** PMM Ventar to follow up with the Board of Water Supply on the repairs on the leaking fire hydrant.

VIII. EXECUTIVE SESSION

The Board discussed legal, financial or personnel matters from 7:09 pm to 7:19 p

ME Westlake to reach out to legal counsel for an update on the CMU projects. ME Westlake to meet with Vice President Taira and Secretary Asato to go over the CMU project details.

IX. NEXT MEETING

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

X. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 7:22 pm.

Approved by President Sankey: _____ Date: _____

Submitted By: Maria Westlake Recording Secretary