

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
AUGUST 17, 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, Treasurer Steve Bear, , Directors Vincent Kieger and Diane Maiola.

Absent: Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Director Marc Colozzi and George Passmore.

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

Owners: None.

III. OWNER'S FORUM

None.

IV. APPROVE MINUTES

Treasurer Bear motioned to approve the July 27, 2022 Regular Meeting Minutes. Director Kieger seconded the motion and it was unanimously approved.

V. TREASURER'S REPORT

President Sankey motioned to defer the review of the July 2022 financial reports. Treasurer Bear seconded the motion. It was unanimously approved. The August 2022 financial report is not yet available.

VI. UNFINISHED BUSINESS

1. **CMU Project:** *This item was discussed in Executive Session.*
98-453 #2 Repairs to Wall, Ceiling, Garage Door, Lanai Deck Floor, Entrance Landing: Vice-President Taira motioned to approve Universal Matrix's proposal to repair the lanai. This was seconded by Director Kieger seconded the motion and it was unanimously approved.
2. **98-554 CMU Repair Proposals:** Pending proposals for the Board to review.
3. **98-445 #2 – Rain Gutter Installation:** Projected completed.
4. **98-530 #2 – Request to Repair Wall:** Projected completed.
5. **98-473 #3 – Side Walk Repair:** PPM to coordinate start date.
6. **Coconut Tree Removal:** Project is completed.
7. **Absolut Pest Control – Sentricon Service:** Product on order. Vendor is scheduled to install remaining bait stations upon delivery of additional bait stations. PMM Ventar to work with vendor to develop a map of where the bait stations are installed.
8. **Golf Cart Battery Replacement:** Pending signed proposal to process check request.
9. **Termite Tenting Meeting:** PMM to post notice of the scheduled meetings. Aloha Termite will only hold meetings with home owners in person to ensure they pick up their bags from the PMM Ventar's office.

VII. NEW BUSINESS

1. **DC Asphalt Punch List**: ME Westlake to email the punch list of previous walk through to Board members for their review.
2. **Garage Door Damage**: It was the consensus of the Board to reimburse damages to the garage door to unit 98-445 #3 upon receipt of paid invoice.
3. **Landscapers Start Time**: PMM Ventar to remind landscapers of quiet hours and their approved start times to ensure noise level does not disturb owners.

VIII. EXECUTIVE SESSION

The Board did not go into Executive Session to discuss legal, financial or personnel matters. ME Westlake to follow up with legal counsel on next meeting.

IX. NEXT MEETING

The next regular Board meeting will be on September 21, 2022 at 6:00 pm via Zoom.

X. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 7:43 pm.

Approved by President Sankey: _____ Date: _____

Submitted By: Maria Westlake Recording Secretary