

**MINUTES OF THE BOARD OF DIRECTORS'  
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3  
SPECIAL EXECUTIVE SESSION MEETING  
SEPTEMBER 8, 2022**

**I. CALL TO ORDER**

President Sankey called the Executive Session 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, Vice-President Midgie Taira, Treasurer Steve Bear, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Directors Vincent Kieger, Marc Colozzi, Diane Maiola and George Passmore

**Present By Invitation:** Mgmt. Executive Maria Westlake, Hawaiiiana Management and Legal Advisor R. Laree McGuire, Partner of Porter McGuire Kiakona LLP .

**III. EXECUTIVE SESSION**

The Board discussed legal matters related to potential litigation issues in relation to the CMU project from 6:03 p.m. 8:03 p.m.

Mrs. McGuire is drafting a response to CDI's comments to the demands presented and the insurance company. A partner of the firm is reviewing the deadlines on the surety bond.

Mrs. McGuire will find out what types of warranties CDI is holding and review the AIA contract to determine if the drawings or the scope of work takes precedence in the case with installing a 12" drain pipe or 6".

Mrs. McGuire shared the option of the Board either reaching out to JPB to finish the job once a settlement is reached or contract a new engineering firm to draw up new plans to finish the electrical work, complete the rest of the four buildings and the other buildings with immediate water intrusion concerns now.

Unit 98-401 #4 will be completed by CDI. No work will commence until a final agreement to all the terms has been reached.

ME Westlake will send Mrs. McGuire all the minutes from 2020 that touch on the CMU project, forward new pictures of the current condition of the landscape to Mrs. McGuire and send Board members a copy of the contracts with JPB and CDI.

**IV. NEXT MEETING**

The next regular Board meeting will be on September 21, 2022 at 6:00 pm via Zoom. Mrs. McGuire will inform the Board if another meeting is needed before this date.

**V. ADJOURNMENT**

President Sankey adjourned the executive session at 8:04 pm.

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

Submitted By: Maria Westlake Recording Secretary