

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
SEPTEMBER 21, 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, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Directors Vincent Kieger, Marc Colozzi and Diane Maiola.

Absent:, and George Passmore.

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

Owners: None.

III. OWNER'S FORUM

None

IV. APPROVE MINUTES

Assistant Treasurer Davis motioned to approve the August 17, 2022 Regular meeting minutes and the September 8, 2022 Special Executive meeting minutes . Secretary Asato seconded the motion and it was unanimously approved.

V. TREASURER'S REPORT

Assistant Treasurer Davis motioned to defer the review of the July and August 2022 financial reports. Director Kieger seconded the motion subject to audit. It was unanimously approved. The September 2022 financial report is not yet available.

VI. UNFINISHED BUSINESS

1. **CMU Project:** *This item was discussed in Executive Session.*
2. **98-453 #2 Repairs to Wall, Ceiling, Garage Door, Lanai Deck Floor, Entrance Landing:** Final repairs will be done after the termite tenting project in October 2022 is completed.
3. **98-554 CMU Repair Proposals:** ME Westlake is working on attaining proposals from engineering firms as recommended by legal counsel. Pending proposals for the Board to review. Priority of buildings to be addressed is under review.
4. **98-473 #3 – Side Walk Repair:** French drain installation will be done after the termite tenting project in October 2022 is completed.
5. **Absolut Pest Control – Sentricon Service:** No Update. Product pending delivery.
6. **Golf Cart Battery Replacement:** Project completed.
7. **Termite Tenting Meeting:** PMM attended weekend meetings and will hand deliver preparation packets to owners/occupants who did not attend.

VII. NEW BUSINESS

1. **2023 Budget Review:** President Sankey motioned to reschedule budget review in the first week of November at the Hawaiiana Management Office conference room. ME Westlake will schedule a date once the committee members confirm their availability. Secretary Asato seconded this. It was unanimously approved.

VIII. EXECUTIVE SESSION

The Board went into Executive Session to discuss legal, financial or personnel matters from 6:38 pm to 6:46 pm.

CMU Issue - Mediation: President Sankey motioned to approve mediation on the CMU issue. Assistant Treasurer Davis second the motion. All were in favor.

IX. NEXT MEETING

The next regular Board meeting will be on October 19, 2022 at 6:00 pm via Zoom. The next meeting following the budget meeting will be on November 9, 2022 at 6:00 pm via Zoom.

X. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 6:48 pm.

Approved by President Sankey: _____ Date: _____

Submitted By: Maria Westlake Recording Secretary