

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3  
NOVEMBER 9, 2022 via Zoom**

**I. CALL TO ORDER**

Vice President Taira called the regular meeting of the Board of Directors of Tropicana Village-Aiea Phase 2 & 3 to order at 6:11 p.m. via Zoom.

**II. ATTENDANCE**

Board Members Present:, Vice President Midgie Taira, Treasurer Steve Bear, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Directors Marc Colozzi and Vincent Kieger.

**Absent** President Julie Sankey and Directors George Passmore and Diane Maiola.

**Present By Invitation:** Mgmt. Executive Maria Westlake, Hawaiiana Management Co., Justin Ventar, Property Maint. Mgr., Laree McGuire, Esq. and Maxwell Kopper, Esq. of Porter McGuire & Kiakona LLP.

**Owners:** None.

**III. OWNER'S FORUM**

None.

**IV. APPROVE MINUTES**

Treasurer Steve Bear motioned to approve the October 19, 2022 regular Board meeting minutes with corrections discussed. Assistant Treasurer Davis seconded the motion. It was unanimously approved.

**V. TREASURER'S REPORT**

Director Kieger motioned to accept the July, August and September 2022 financial reports. Secretary Asato seconded the motion. It was unanimously approved. The October 2022 financial report is not yet available.

**VI. UNFINISHED BUSINESS**

1. **CMU Project:** There was no update at this time.
2. **98-453 #2 Repairs to Wall, Ceiling, Garage Door, Lanai Deck Floor, Entrance Landing:** Montage Décor rescheduled the work for November 14, 2022 due to wet weather.
3. **98-554 CMU Repair Proposals:** Masterpiece Construction requested to keep the initial deposit of \$18,455.49 made in May of 2021 to use toward the repairs to 98-554 building. Vice President Taira requested verification on who approved the contract and initial deposit.
4. **98-473 #3 – Side Walk Puddle Concerns:** French drain installation project is completed.
5. **2023 Budget:** Treasurer Steve Bear motioned to approve the 8.8% maintenance fee increase as presented. Secretary Asato seconded the motion. All were in favor.
6. **Back Flow Preventer Testing:** Preferred vendor declined the job. PMM Ventar to verify deadline for completed inspection with the Board of Water Supply and contact alternate vendors for proposals.
7. **Absolut Pest Control – Sentricon Service:** Technicians to send PMM Ventar a copy of the map showing installed rodent bait stations. He will return once additional ordered products arrive for the termite bait stations.

**VII. NEW BUSINESS**

1. **Parliamentarian Services for the Annual Meeting:** The Board unanimously agreed to have Steve Glanstein's parliamentarian services for the Association's Annual Meeting on February 23, 2023 at the Pearl Country Club.
2. **Fire Extinguisher Annual Inspection:** SRG Fire Services found 2 extinguishers were used. The equipment has been replaced.

**VIII. EXECUTIVE SESSION**

The Board discussed legal, financial or personnel matters from 7:13 pm to 7:58 pm in Executive Session.

**Employee Pay Rate Increase:** ME Westlake to follow up on PMM Ventar's pay rate of \$21.63 that should have been started as of March 2022. Employee's request for additional holidays was denied.

**Account #1488-08200-002:** It was the consensus of the Board to write off the amount of \$17,923.64 for this inactive account. The unit was already sold.

**IX. NEXT MEETING**

The next regular Board meeting will be on January 18, 2023 at 6:00 pm via Zoom. The Annual meeting is scheduled for February 22, 2023 at the Pearl Country Club at 6:00 pm.

**X. ADJOURNMENT**

There being no further business to discuss, Vice President Taira adjourned the meeting at 7:59 pm.

Approved by Vice President Taira: \_\_\_\_\_ Date: \_\_\_\_\_

Submitted By: Maria Westlake Recording Secretary