

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
APRIL 19, 2023
VIA ZOOM CONFERENCE CALL/VIDEO

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 6:14 p.m. Management Executive from Hawaiiana Management Company, Maria Westlake was Recording Secretary.

II. ATTENDANCE

Present: President Julie Sankey, Vice President Midgie Taira, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Directors Vincent Kieger, George Passmore and Diane Maiola.

Absent: Treasurer Steve Bear and Director Marc Colozzi

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

Owners: None

III. OWNER'S FORUM

No owners attended the meeting to share comments.

IV. APPROVE MINUTES

March 22, 2023 Regular Board Meeting Minutes: Director Kieger moved to approve the minutes. Secretary Asato seconded it and all were in favor.

V. TREASURER'S REPORT

Financial Report for March 2023: The Board was not able to review the March 2023 financial report, as it is not yet available.

VI. UNFINISHED BUSINESS

1. **CMU Project:** Mrs. McGuire and Mr. Kopper discussed the updates on this situation during executive session.
2. **98-554 CMU Repair Proposals:** Deferred, this item was not discussed.
3. **Pest Control Services and Sentricon Bait Station Contracts:** Deferred, PMM Ventar is awaiting proposals from Aloha Pest Control.
4. **98-413 #1 - Roof Leak & Ceiling Repairs:** Director Passmore motioned to approve the proposal from Reeves Remodeling and Restore for \$2,331.92 contingent upon verification they are licensed to remove asbestos. Director Kieger seconded the motion and all were in favor.
5. **98-437 #3 & #4 – Interior Garage Wall Repair:** Director Passmore motioned to approve the proposal from Reeves Remodeling and Restore for \$8,355.34 Director Kieger seconded the motion and all were in favor.

6. **Newsletter:** Tabled until Vice President Taira provides the newsletter draft.
7. **Bulk Trash Removal:** Tabled until Assistant Treasurer Davis is ready to provide an update.

VII. NEW BUSINESS

1. **98-524 #1 – Central A/C Installation Request:** Pending written documentation from owner and description of work to be done.
2. **Insurance Policy:** The summary of insurance coverage was shared with the Board.

VIII. EXECUTIVE SESSION

The Board went into Executive Session to discuss legal, financial or personnel matters from 6:21 pm to 7:07 pm.

IX. NEXT MEETING

The next regular Board meeting will be on May 17, 2023 at 6:00 pm via Zoom.

X. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 7:44 pm.

Submitted By:
Maria Westlake,
Recording Secretary

Approved On: _____