

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
MAY 17, 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 6:13 p.m. Management Executive from Hawaiiana Management Company, Maria Westlake was Recording Secretary.

II. ATTENDANCE

Present: President Julie Sankey, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Directors George Passmore and Marc Colozzi

Absent: Vice President Midgie Taira, Treasurer Steve Bear and Director Diane Maiola and Vincent Kieger

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

April 19, 2023 Regular Board Meeting Minutes: Assistant Treasurer Davis moved to approve the minutes. Secretary Asato seconded it and all were in favor.

V. TREASURER'S REPORT

Financial Report for March 2023 and April 2023: The Board was not able to review the March 2023 and April 2023 financial reports, as they were not yet available.

VI. UNFINISHED BUSINESS

1. **CMU Project:** No updates at this time.
2. **98-554 CMU Repair Proposals:** Deferred, this item was not discussed.
3. **Pest Control Services and Sentricon Bait Station Contracts:** ME Westlake to attain verification on who owns the Sentricon bait stations and clarify verbiage of some of the general descriptions.
4. **98-413 #1 - Roof Leak & Ceiling Repairs:** The Board unanimously approved to have Aina Environmental complete the ceiling repairs, as Reeves Remodeling does not have a certification to remove asbestos materials.
5. **98-437 #3 & #4 – Interior Garage Wall Repair:** Work is in progress.

6. **Newsletter:** Tabled as there are no updates from Vice President Tiare.
7. **Bulk Trash Removal:** Assistant Treasurer Davis will attend an upcoming meeting with the C&C town hall meeting and request updates on this topic.

VII. NEW BUSINESS

1. **98-433 #3 – Bedroom Ceiling Repairs:** Director Passmore moved to accept the bid from Reeves Remodeling for \$1152. Director Colozzi seconded the motion and there were no objections.

VIII. EXECUTIVE SESSION

None.

IX. NEXT MEETING

The next regular Board meeting will be on June 21, 2023 at 6:00 pm via Zoom.

X. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 7:11 pm.

Submitted By:
Maria Westlake,
Recording Secretary

Approved On: _____