

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
JUNE 21, 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: Treasurer Steve Bear, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, Directors Diane Maiola, Vincent Kieger, and George Passmore
Absent: President Julie Sankey, Vice President Midgie Taira, and Director Marc Colozzi
By Invitation: Hawaiiana Management Co. Management Executive Maria Westlake and Property Maint. Mgr. Justin Ventar and Ryan Teramoto of Certified Pest Control
Owners: None

III. OWNER'S FORUM

No owners attended the meeting to share comments.

IV. APPROVE MINUTES

May 17, 2023 Regular Board Meeting Minutes: Treasurer Bear moved to approve the minutes. Director Passmore seconded it and all were in favor.

V. TREASURER'S REPORT

Financial Report for March 2023 and April 2023: Treasurer Bear reviewed the March 2023 and April 2023 financial reports. Director Passmore moved to approve them subject to audit. Secretary Asoto seconded the motion and there were no objections. The May 2023 financial report is not yet available.

VI. UNFINISHED BUSINESS

1. **CMU Project:** Deferred pending updates from legal counsel.
2. **98-554 CMU Repair Proposals:** Deferred, pending bids.
3. **Pest Control Services and Sentricon Bait Station Contracts:** Director Passmore moved to have a letter be sent to the Sentricon representative on the actions of the previous contracted pest control vendor. Assistant Treasurer Davis seconded the motion. There were no objections.
4. **98-437 #3 & #4 – Interior Garage Wall Repair:** Work is completed.
5. **98-433 #3 – Bedroom Ceiling Repairs:** Work is completed.
6. **98-413 #1 – Bedroom Ceiling Repairs:** Work is completed.
7. **Bulk Trash Removal:** Assistant Treasurer Davis to follow up on new regulations.

VII. NEW BUSINESS

1. **98-473 #2 – Split A/C Installation:** The Board unanimously agreed to decline approval pending of a building permit for the installation before further review. ME Westlake to send owner a letter with information needed.
2. **Vehicle Registration Renewal:** PPM Ventar paid for the truck registration renewal.
3. **Unit 98-473 #2 – Power Outage:** Circuit breaker repaired and cost paid by the AOAO as determined by the electrician.
4. **Unit 98-473 #2 – Water Bill:** The Board unanimously agreed that plumbing bill will be paid for by the owner as the work done was only to pipes that service the one unit. Owner is contesting the Board’s decision and will be providing documentation indicating the Association should pay for the plumbing bill.
5. **Unit 98-485 #1 – Lanai Repair:** It was the consensus of the Board to have the contractor determine the cause of the damaged lanai flooring before making a decision on if the Association pays for the repairs.

VIII. EXECUTIVE SESSION

The Board entered into Executive Session from 7:06 pm to 7:28 pm to discuss financial, personnel and contractual matters.

IX. NEXT MEETING

The next regular Board meeting will be on July 19, 2023 at 6:00 pm via Zoom.

X. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 7:29 pm.

Submitted By:
Maria Westlake,
Recording Secretary

Approved On: _____