

**AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3**  
**REGULAR BOARD OF DIRECTORS' MEETING MINUTES**  
**JULY 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 6:10 p.m. Management Executive from Hawaiiana Management Company, Maria Westlake was Recording Secretary.

**II. ATTENDANCE**

**Present:** President Julie Sankey, Vice President Midgie Taira, Treasurer Steve Bear, Assistant Treasurer Dylan Davis, Secretary Barbara Asato, and Director Vincent Kieger

**Absent:** Directors Marc Colozzi, George Passmore and Diane Maiola

**By Invitation:** Hawaiiana Management Co. Management Executive Maria Westlake and Property Maint. Mgr. Justin Ventar

**Owners:** None

**III. OWNER'S FORUM**

No owners attended the meeting to share comments.

**IV. APPROVE MINUTES**

June 21, 2023 Regular Board Meeting Minutes: Director Kieger moved to approve the minutes with corrections to the plumbing repairs. Treasurer Bear seconded it and all were in favor.

**V. TREASURER'S REPORT**

Financial Report for May 2023: Treasurer Bear reviewed the May 2023 financial report and moved to approve it subject to audit. There were no objections. The June 2023 financial report is not yet available.

**VI. UNFINISHED BUSINESS**

1. **CMU Project:** Deferred pending updates from legal counsel.
2. **Pest Control Services and Sentricon Bait Station Contracts:** Treasurer Bear motioned to approve the contract with Certified Pest Control. Vice President Taira seconded the motion. All were in favor.
3. **Unit 98-554 #2 – Wall and Window Repair:** PMM Ventar is working on getting bids.
4. **Unit 98-437 #3 – Roof Facia Repair:** Damage is caused by wood rot. PMM Ventar is getting bids.
5. **Unit 98-485 #1 – Lanai Deck Repair:** ME Westlake will send owner a letter informing them of their responsibilities to repair the damage per the Resolution Allocating Responsibility for Doors, Windows, Screens, and Lanais-Patios.
6. **Light Replacement Project:** PPM Ventar is almost finished with replacing the light bulbs. The Board unanimously agreed that work for any fixtures that need wiring to be added or relocated will be done by a licensed and insured professional.

7. **Bulk Trash Removal:** No updates from Assistant Treasurer Davis on City & County bulk trash services.
8. **Unit 98-473 #3 – Water Bill:** Owner has not provided an update on the water pipes.

**VII. NEW BUSINESS**

1. **Unit 98-425 #2 – Roof Leak & Ceiling Repair:** PPM Ventar is working with vendors to assess problem.
2. **Unit 98-421 #2 – Solar Panel Cleaning:** Homeowner had a vendor on site to clean their solar panels.
3. **Unit 98-401 #4 – Landing Repairs:** Deferred pending CDI representative returning from mainland.
4. **Asphalt Puddles:** PPM Ventar to seek proposals from vendors to repair the puddle issues.

**VIII. EXECUTIVE SESSION**

The Board entered into Executive Session from 8:05 pm to 8:31 pm to discuss financial, personnel and contractual matters.

**Acct #1488-04600-000:** Unit is on the market for sale. ME Westlake to verify if there is a lien in place.

**IX. NEXT MEETING**

The next regular Board meeting will be on August 16, 2023 at 6:00 pm via Zoom.

**X. ADJOURNMENT**

There being no further business to discuss, President Sankey adjourned the meeting at 8:34 pm.

Submitted By:  
Maria Westlake,  
Recording Secretary

Approved On: \_\_\_\_\_