

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
JANUARY 20, 2021**

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 6:07 p.m. via zoom.com. Management Executive De Silva was recording secretary for the meeting.

II. OWNER' FORUM – Owners from units 98-453 #4 and 98-554 #2 addressed their concerns with the Board.

III. ATTENDANCE

Board Members Present:	President:	Julie Sankey (6:50 pm)
	Vice President:	Midgie Taira
	Secretary:	Barbara Asato
	Treasurer:	Steve Bear
	Director:	Dylan Davis
	Director:	Robert Hitchcock
	Director:	James Arcena (6:21 pm)
Board Member Absent:	Director:	George Passmore
	Director:	Carman Hoomalu
Present By Invitation:	Mgmt. Executive:	Shirley De Silva, Hawaiiana Management

IV. APPROVE MINUTES – Vice President Taira moved to approve the minutes of the November 18, 2020, Regular Board meeting and Executive Session as corrected. The motion was passed unanimously.

V. TREASURER'S REPORTS – It was the consensus of the Board to defer the November 2020 Financial Report until the next Board meeting.

VI. VICE PRESIDENT'S REPORT – Vice President Taira gave a brief report on the completed and on-going projects on property.

VII. UNFINISHED BUSINESS

- A. Asphalt Corrective Action. The item was moved to Executive Session.
- B. CMU Project. The Board reviewed the CMU wall waterproofing repairs project to be completed by JPB Engineering, Inc. and Color Dynamics.
- C. City & County Bulk Trash. This item was tabled.
- D. 98-554 #2 Window Frame Repairs. This item was deferred pending proposals.
- E. 98-433 unit #1 - #4 Rear Sliding Doors Repairs. The item was deferred pending proposals.
- F. 98-433 #3 Window Operator Repair. The item was deferred pending proposals.
- G. 98-530 #1 Rear Sliding Door Repair/Front Door Replace. The item was deferred pending proposals.
- H. Tree Trimming Proposal. Treasurer Bear moved to ratify the approved proposal from Trees of Hawaii for annual tree trimming services for the amount of \$12,565.44. The motion was passed unanimously.
- I. 98-425 #3 Air Quality Test. Vice President Taira moved to ratify the approved proposal from Masterpiece Construction LLC to perform an air quality test for presence of asbestos at 98-425 #3 for the amount of \$839.79. The motion was passed unanimously.

- J. Vendor Shed Request. Personal Touch Landscaping LLC requested to install a storage shed next to the existing shed near the on-site manager's office. Director Arcena moved to approve the storage shed contingent that Personal Touch agrees in writing to release AOA of any liability pertaining to the shed and its contents.

VIII. NEW BUSINESS

- A. 98-413 #3 Ceiling Repair. Vice President Taira moved to ratify the approved proposal by Masterpiece Construction LLC for ceiling damages due to roof leak for the amount of \$1,570.68. The motion was passed unanimously.
- B. Resolution re: Allocating Responsibility for Doors, Windows and Screens. This item was deferred pending legal process of adopting resolution.
- C. Annual Meeting. Director Arcena moved to postpone the annual meeting to a future date. The motion was passed unanimously. ME De Silva to contact legal counsel to draft up notice to owners.
- D. 98-542 #1 Painting of Parking Berm. The item was deferred pending proposals.
- E. 98-473 #4 Window Operator Repair. The item was deferred pending proposals.
- F. 98-453 #4 Window Frame Repairs. The time was deferred pending proposals.

IX. EXECUTIVE SESSION

The Board exited regular session to discuss legal matters from 9:46 pm and reconvened regular meeting at 10:05 pm.

- X. **NEXT MEETING** –The next Regular Board of Directors meeting is scheduled for February 17, 2021 at 6:00 pm. Location to be determined.

- XI. **ADJOURNMENT** – President Sankey adjourned the meeting at 10:08 pm.

Submitted By:



Shirley De Silva
Recording Secretary

Date of Board Approval:
