

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3  
APRIL 21, 2021**

**I. CALL TO ORDER**

President Julie Sankey called the regular meeting of the Board of Directors of Tropicana Village-Aiea Phase 2 & 3 to order at 6:02 p.m. via zoom.com. Management Executive De Silva was recording secretary for the meeting.

**II. OWNER' FORUM** – Owner from unit 98-530 #1 addressed their concerns with the Board.

**III. ATTENDANCE**

Board Members Present:	President:	Julie Sankey
	Secretary:	Barbara Asato
	Treasurer:	Steve Bear
	Director:	Dylan Davis
	Director:	Robert Hitchcock
	Director:	George Passmore
	Director:	James Arcena (6:07pm)
Board Members Absent:	Vice President:	Midgie Taira
	Director:	Carman Hoomalu
Present By Invitation:	Mgmt. Executive:	Shirley De Silva, Hawaiiiana Management

**IV. APPROVE MINUTES** – Treasurer Bear moved to approve following minutes as written. The motion was passed unanimously.

- A. March 24, 2021 -Regular Board Meeting and Executive Session Minutes.
- B. March 31, 2021 – Regular Board Meeting and Executive Session Minutes.

**V. TREASURER'S REPORTS** – Treasurer Bear gave a brief report of the financials. It was the consensus of the Board to accept March 2021 Financial Reports subject to audit.

**VI. UNFINISHED BUSINESS**

- A. CMU Project. The item was moved to Executive Session.
- B. 98-500 #2 Install of Window Cranks. The item was deferred pending an additional proposal.
- C. 98-433 #3 Replace Window Cranks. The item was deferred pending an additional proposal.
- D. 98-530 #1 Repair Proposals. The item was deferred pending an additional proposal.
- E. 98-554 #2 Repair Proposals. The item was deferred to clarify the scope of work.
- F. Resolution re: Allocating Responsibility for Doors, Windows and Screens. The item was moved to Executive Session.
- G. Site Management Position. The item was moved to Executive Session.
- H. Reserve Study. Director Passmore moved to approve the Reserve Analysis Report submitted by McCaffery Reserve Consulting. The report was reviewed and the Board was satisfied by the analysis. The motion was passed unanimously.
- I. Bulk Trash. Treasurer Bear moved to get proposals to remove the bulk trash accumulating on street side of property. Director Davis volunteered to get three (3) proposals for the Board to review. The motion was passed unanimously.
- J. 98-413 #1 Split AC Install Request. The item will be deferred until owner provides necessary paperwork for approval.

**VII. NEW BUSINESS**

- A. 98-536 #3 Dryer Vent Install Request. Director Passmore moved to approve the owner's request to install a dryer vent that would go through the wall onto the lanai. The motion was passed unanimously.
- B. 98-405 #2 Repair Request. It was the consensus of the Board to get proposals for the sliding screen door and sliding glass door repairs.
- C. Personal Touch Irrigation Proposal. Treasurer Bear moved to approve the proposal submitted by Personal Touch estimate #4136 to repair irrigation damages caused by CDI during the CMU project for the amount of \$3,969.63. The repairs will be completed and invoice submitted to JPB for CDI to pay vendor. The motion was passed unanimously.
- D. 98-465 #2 Water Intrusion. The Board discussed owner's concern regarding water intrusion into his unit due to water ponding in common area landscaping next to his unit. It was the consensus of the Board to research a French drain or gutter install to relieve ponding of water.

**VIII. EXECUTIVE SESSION**

The Board exited regular session to discuss legal matters from 7:42 pm and reconvened regular meeting at 8:19 pm.

**IX. NEXT MEETING** –The next Regular Board of Directors meeting is scheduled for May 19, 2021 at 6:00 pm via zoom.com.

**X. ADJOURNMENT** – President Sankey adjourned the meeting at 8:21 pm.

Submitted By:



Shirley De Silva  
Recording Secretary

Date of Board Approval:

\_\_\_\_\_