

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
MAY 19, 2021**

I. CALL TO ORDER

Vice President Midgie Taira called the regular meeting of the Board of Directors of Tropicana Village-Aiea Phase 2 & 3 to order at 6:11 p.m. via zoom.com. Management Executive De Silva was recording secretary for the meeting.

- II. OWNER' FORUM** – Owners from unit 98-457 #2, 98-453 #2, 98-453 #4, 98-485 #1, 98-530 #1, 98-401 #3, 98-413 #2, 98-417 #2, 98-433 #4, and 98-554 #2 addressed their concerns with the Board.

III. ATTENDANCE

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

- IV. APPROVE MINUTES** – Director Arcena moved to approve following minutes as circulated for April 24, 2021 Regular Board Meeting. . The motion was passed unanimously.

- V. TREASURER'S REPORTS** – There was no Treasurer's report.

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 clarification from owner on replacement.
- D. 98-530 #1 Repair Proposals. Treasurer Bear moved to approve the proposal submitted by Masterpiece Construction LLC to replace the front door and repair the frame for unit 98-530 #1 for the amount of \$1,884.82. The motion was passed unanimously. The repairs to the sliding screen door and sliding glass door was deferred pending another proposal.
- E. 98-554 #2 Repair Proposal. Treasurer Bear moved to approve the proposal submitted by Masterpiece Construction LLC to waterproof the exterior CMU walls, replace 4 window frames and repair drywall damage for the amount of \$36,910.98. The motion was passed unanimously.
- F. 98-405 #2 Repair Proposal. Director Arcena moved to approve the proposal submitted by KKTF Hawaii LLC to replace the sliding screen door for the amount of \$362.83. The motion was passed unanimously.
- G. Resolution re: Allocating Responsibility for Doors, Windows and Screens. Treasurer Bear moved to approve the Resolution re: Allocating Responsibility for Doors, Windows, Screens and Patios/Lanais under legal advisement effective May 19, 2021 at 8:34 pm. The motion was passed unanimously.
- H. Site Management Position. The item was moved to Executive Session.

- I. Bulk Trash Removal. There were three proposals submitted by Richy Marshall, Dan Kelly and Personal Touch Landscape LLC to remove bulk trash. Treasurer Bear moved to approve the proposal submitted by Personal Touch Landscape for the amount of \$513.09. The motion was passed unanimously.
- J. 98-465 #2 Water Intrusion. Vice President Taira gave a verbal report regarding the assessment visit with Masterpiece Construction LLC. It was determined that the water damages in the owner's water heater closet were caused by a faulty valve on the water heater. It was the consensus of the Board that the AOA is not responsible for the owner's water intrusion claim.
- K. 98-473 #4 Window Crank Install. Treasurer Bear moved to 1) unapprove the approved proposal from KKTF Hawaii LLC at the Board meeting on March 24, 2021 to install 22 jalousie operators for the amount of \$400.99 and 2) approve a CORRECTED proposal regarding the pricing to install the 22 cranks for the amount of \$808.70. The motion was passed unanimously.
- L. 98-473 #4 Interior Cracks. The Board reviewed the owner's request to repair the cracks in their home. It was the consensus of the Board to deny the request as interior cracks are the responsibility of the owner.

VII. NEW BUSINESS – There was no new business.

VIII. EXECUTIVE SESSION

The Board exited regular session to discuss legal and personnel matters from 8:50 pm and reconvened regular meeting at 9:38 pm.

IX. NEXT MEETING –The next Regular Board of Directors meeting is scheduled for June 23, 2021 at 6:00 pm via zoom.com.

X. ADJOURNMENT – Vice President Taira adjourned the meeting at 9:38 pm.

Submitted By:

Shirley De Silva
Recording Secretary

Date Approved:
