

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
OF TROPICANA VILLAGE-AIEA, PHASE 2 & 3
September 15, 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 6:01 p.m. via Zoom. Management Executive Au was recording secretary for the meeting.

II. OWNER' FORUM – Owners from units 98-530 #1 and 98-530 #2 addressed their concerns with the Board.

III. ATTENDANCE

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

IV. APPROVE MINUTES – ME Au will change the July 21, 2021 Regular Meeting Minutes, where the words “Deferred” and “Table” are used in a sentence to “Not discussed”.

V. TREASURER'S REPORTS – Motion made by Director Hitchcock to approve the July 2021 financial report subject to audit. Seconded by Secretary Asato. Motion carried unanimously. ME Au will contact BWS to have them check water meters, due to high water readings.

VI. UNFINISHED BUSINESS

- A. **CMU Project:** The item was moved to Executive Session.
- B. **98-500 #2 Install of Window Cranks:** ME Au to contact Mr. Fix All Home Repair, LLC to install window cranks at 98-500 #2 as previously approved.
- C. **98-530 #1 Window Repair Request:** ME Au to obtain bids to repair three windows.
- D. **98-554 CMU Repair Proposals:** V.P. Taira is waiting for Masterpiece Construction regarding obtaining a permit.
- E. **Property Maintenance Manager Position:** Not discussed. Property Maintenance Manager position filled.
- F. **Association Purchases:** V.P. Taira explained her purchases for the Association. It was decided that explanations of Association purchases were no longer needed to be placed on agenda.
- G. **98-453 #2 Concerns:** Requested window repairs dependent on Resolution date, ME Au to review Resolution. He will inform owner to contact plumber for plumbing repairs inside of unit.
- H. **Personal Touch Irrigation Proposals/Invoice (CDI):** ME Au informed BOD that Personal Touch Irrigation's invoice was paid and letter was sent to CDI requesting reimbursement. Attorney McGuire sent copy of letter and invoice.
- I. **98-425 #3 Awning Request:** V.P. Taira informed Board that project was done. Trees of Hawaii will send proposal to cut branches that are touching new awning.

VII. NEW BUSINESS

- A. **98-425 #4 Awning Request:** V.P. Taira informed Board that project was done. Trees of Hawaii will send proposal to cut branches that are touching new awning.
- B. **Loss Recommendation-Fire Extinguishers:** Motion made by Treasurer Bear to ratify the Board's decision to have SRG to supply and install new fire extinguishers and cabinets for \$7,350.00 plus tax, as directed by Insurance Associates. Seconded by Director Arcena. Motion carried unanimously.
- C. **98-441 #3 Window:** ME Au to review Resolution regarding requested repair and inform owner.
- D. **98-530 #2 Front Door:** ME Au to have contractor submit proposal.
- E. **2022 Draft Budget and Reserve:** 2022 draft budget and reserve discussed, it was decided to discuss topic further at a budget meeting.
- F. **98-433 #2, sliding glass door:** V.P. Taira informed Board that repairs are done except handles which were finally received, and will inform KKTF to start installation.
- G. **98-433 #4, sliding glass door:** V.P. Taira informed Board that repairs are done except handles which were finally received, and will inform KKTF to start installation.
- H. **Tenting Fumigation-Absolute Termite and Pest Control Hawaii:** Not discussed.

VIII. EXECUTIVE SESSION

The Board exited regular session to enter Executive Session at 8:02 pm.

IX. NEXT MEETING –October 20, 2021, 6:00 pm via Zoom.

X. ADJOURNMENT – Vice President Taira adjourned the meeting at 8:30 pm.

Submitted By:

Ed Au
Recording Secretary

Date Approved:
