

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
AUGUST 30, 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 6:06 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 and Directors Vincent Kieger, Marc Colozzi, and Diane Maiola

Absent: Treasurer Dylan Davis, Secretary Barbara Asato, and Director George Passmore

By Invitation: Hawaiiana Management Co. Management Executive Maria Westlake and Justin Ventar, Property Maint. Mgr., Laree McGuire, Esq. from Ekimoto & Morris by phone.

Owners: None

III. OWNER'S FORUM

No owners attended the meeting to share comments.

IV. APPROVE MINUTES

July 19, 2023 Regular Board Meeting Minutes: Treasurer Bear moved to approve the minutes with corrections to the plumbing repairs. Director Kieger seconded it and all were in favor.

V. TREASURER'S REPORT

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

VI. PROPERTY MAINTENANCE MANAGER'S REPORT

PPM Ventar provided an oral report reviewing the reports he emails each Friday.

VII. UNFINISHED BUSINESS

1. **CMU Project:** Mrs. McGuire called in to provide an update on the situation.
2. **Unit 98-554 #2 – Wall and Window Repair:** Treasurer Bear motioned to move forward with having Masterpiece Construction do the repairs. President Sankey seconded the motion. All were in favor.
3. **Unit 98-437 #3 – Roof Facia Repair:** Director Kieger motioned to have On Top Roofing complete the repair. Vice President Taira seconded the motion. All were in favor.
4. **Unit 98-473 #3 – Roof Facia Repair:** Director Kieger motioned to have Montage Décor complete the repair. Treasurer Bear seconded the motion. There were no objections.

5. **Light Replacement Project:** PPM Ventar will work to update a map that shows all the newly replaced fixtures. And mark locations that need new fixtures installed by a licensed electrician. ME Westlake reminded the Board to utilize a licensed and insured professional for the next stage of this project.
6. **Bulk Trash Removal:** It was the consensus of the Board to remove this item from the agenda. Enquiries will be directed to contact Opala.org.
7. **Unit 98-473 #3 – Water Bill:** No updates from owner.

VIII. NEW BUSINESS

1. **Unit 98-442 #2 – Water Leak:** Incident reported by 98-441 #1. Homeowner insurance companies have been contacted as the leak is sourced to the fridge ice maker water line in unit 98-441 #2.
2. **Unit 98-425 #2 – Ceiling By Stairway Repair:** Deferred pending comparison bid.
3. **Trees Of Hawaii - Tree Trimming:** PPM Ventar will contact vendor and revise the estimate to include the coconut trees in their bid for the Board’s approval. Director Kieger motioned to approve the estimate as long as the coconut trees are included. Director Colozzi seconded the motion. There were no objections.
4. **Asphalt Repair Project:** PPM Ventar to seek proposals from vendors to repair the puddle issues.
5. **Newsletter Ideas:** Vice President Taira is working to put together the topics.
6. **FrontSteps Training:** Treasurer Bear and Director Kieger will be attending the training.
7. **Annual Meeting:** President Sankey motioned to book the Aiea Library for the 2024 Annual meeting on February 12, 2024. There were no objections. ME Westlake to coordinate the booking.
8. **Board Inspections:** Vice President Tiare suggested Board members meet up to do quarterly property inspections.
9. **98-442 #2 – Termite Damage Ceiling Wood Beams:** ME Westlake to get the inspection report from the real estate agent. If area is Association responsibility, then bids will be attained.

IX. EXECUTIVE SESSION

The Board entered into Executive Session from 7:00 pm to 7:08 pm to discuss financial, personnel and contractual matters.

X. NEXT MEETING

The next regular Board meeting will be on September 20, 2023 at 6:00 pm via Zoom. The next meetings will be on October 18, 2023 and November 8, 2023. No meeting in December 2023.

XI. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 8:27 pm.

Submitted By:
Maria Westlake,
Recording Secretary

Approved On: _____