

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
SEPTEMBER 20, 2023
ON SITE AT THE PAVILLION

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 6:03 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 Treasurer Dylan Davis, Secretary Barbara Asato,

Absent: Directors Vincent Kieger, Marc Colozzi, George Passmore and Diane Maiola

By Invitation: Hawaiiana Management Co. Management Executive Maria Westlake and Justin Ventar, Property Maint. Mgr.

Owners: None

III. OWNER'S FORUM

No owners attended the meeting to share comments.

IV. APPROVE MINUTES

August 30, 2023, Regular Board Meeting Minutes: Treasurer Bear moved to approve the minutes. Assistant Treasurer Davis seconded it and there were no objections.

V. TREASURER'S REPORT

Financial Report for July 2023 and August 2023: Treasurer Bear reviewed the financial report and moved to approve it subject to audit. Assistant Treasurer Davis seconded the motion. There were no objections. The September 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:** There was no update.

2. **Unit 98-554 #2 – Wall and Window Repair:** PPM Ventar to follow up with Masterpiece Construction to schedule repairs.

3. **Unit 98-437 #3 – Roof Facia Repair:** Project not completed.

4. **Unit 98-473 #3 – Roof Facia Repair:** PPM Ventar to schedule work with vender.

5. **Light Replacement Project:** Deferred pending bids from vendors on areas that need fixtures installed or relocated.

6. **Unit 98-425 #2 – Ceiling By Stairway Repair:** It was the consensus of the Board to accept the bid from Montage Décor LLC to do the work for \$2,356.02.
7. **Trees Of Hawaii - Tree Trimming:** PPM Ventar to schedule work to begin.
8. **Newsletter Ideas:** Vice President Taira will have newsletter available to be hand delivered to occupants by October 1, 2023 and mailed to owners who live off site.
9. **Asphalt Repair Project:** Deferred pending proposals.

VIII. NEW BUSINESS

1. **Monument Signage Repairs:** Treasurer Bear will reach out to his contacts for a proposal.
2. **2024 Budget:** Treasurer Bear emailed a recommendation on September 16, 2023 to approve a 6% maintenance fee increase for the 2024 Budget. The Board will make a final decision at the October 18, 2024 meeting.

IX. EXECUTIVE SESSION

None.

X. NEXT MEETING

The next regular Board meeting will be on October 18, 2023 at 6:00 pm via Zoom. The last meeting for the year will be on November 8, 2023. No meeting in December 2023.

XI. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 7:31 pm.

Submitted By:
Maria Westlake,
Recording Secretary

Approved On: _____