

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
NOVEMBER 15, 2023
ON SITE AT PAVILLION

I. CALL TO ORDER

Vice President Taira called the regular meeting of the Board of Directors of Tropicana Village-Aiea Phase 2 & 3 to order at 6:02 p.m. The Management Executive from Hawaiiiana Management Company, Maria Westlake was Recording Secretary.

II. ATTENDANCE

Present: Vice President Midgie Taira, Treasurer Steve Bear, Directors Vincent Kieger, Marc Colozzi and Diane Maiola, Assistant Treasurer Dylan Davis

Absent: President Julie Sankey, Secretary Barbara Asato and Director George Passmore

By Invitation: Hawaiiiana Management Co. Management Executive Maria Westlake

Owners: None

III. OWNER'S FORUM

No owners attended the meeting to share comments.

IV. APPROVE MINUTES

October 18, 2023, Regular Board Meeting Minutes: Director Kieger moved to approve the minutes. Treasurer Bear seconded it and there were no objections.

V. TREASURER'S REPORT

Financial Report for September 2023: Treasurer Bear reviewed the financial report and moved to approve it subject to audit. There were no objections. The October 2023 financial report is not yet available.

VI. PROPERTY MAINTENANCE MANAGER'S REPORT

Treasurer Bear provided an oral report reviewing the reports he emails each Friday.

VII. UNFINISHED BUSINESS

1. **CMU Project:** ME Westlake to check with Legal counsel on an update.
2. **Unit 98-554 #2 – Wall and Window Repair:** Director Kieger motioned to have Treasure Bear contact Masterpiece Construction representative informing them yes start what is listed on the contract and verify a start date that should fall before the end of February 2024 and a completion date that falls within two weeks of the start date. Otherwise, request an reimbursement of the 50% deposit previously issued. Director Colozzi seconded the motion, and there were no objections.

3. **Light Replacement Project:** Vice President Taira received light equipment from Graybar and informed the Board Mr. Taira will install the equipment.
4. **Unit 98-425 #2 – Ceiling By Stairway Repair:** Vice President Taira will coordinate the cabinet installation appointment.
5. **Asphalt Repair:** Treasurer Bear is awaiting bids. He informed the Board of the low level of interest to submit a bid. ME Westlake mentioned there is one less asphalt supplier on island.
6. **2024 Budget:** Vice President Taira motioned to approve the 2024 budget reflecting owners pay \$900 in maintenance fee and a 2% Hawaiiana Management fee increase. Director Kieger seconded the motion, and there were no objections.
7. **Electric Vehicle Charging Station Policy:** Assistant Treasurer Davis motioned to approve the electric vehicle policy presented by Treasurer Bear. Director Kieger seconded the motion, and all were in favor.

VIII. NEW BUSINESS

1. **Personal Touch Landscaping Invoice:** ME Westlake to follow up with legal counsel to remind them the invoice should be paid by CDI as part of the CMU project.
2. **Unit 98-425 #4 – Water Pipe Clean Out Reimbursement Request:** Owner requested to be reimbursed for plumber invoice to clean out system. Treasurer Bear to meet with owner and plumber to inspect area that was cleaned to determine who is responsible for the invoice.

IX. EXECUTIVE SESSION

The Board entered Executive Session from 7:30 pm to 7:34 pm to discuss financial, personnel and contractual matters.

1. **Acct 1488-07900-000 – Rent Intercept:** No update available from Legal Counsel.

X. NEXT MEETING

The next regular Board meeting will be on January 17, 2024 at 6:00 pm on site at the manager’s office. No meeting in December 2023.

XI. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 7:34 pm.

Submitted By:
Maria Westlake,
Recording Secretary

Approved On: _____