

**AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3**  
**REGULAR BOARD OF DIRECTORS' MEETING MINUTES**

**April 17, 2024**  
**ON SITE AT 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 6:02 p.m. The Management Executive from Hawaiiana Management Company, Theresa Angela Ligaya was Recording Secretary.

**II. ATTENDANCE**

**Present:** President Julie Sankey, Vice President Midgie Taira, Treasurer Steve Bear, Secretary Barbara Asato, Assistant Treasurer Dylan Davis, Directors Vincent Kieger, Marc Colozzi, and Director Diane Maiola.

**Excused:** Director George Passmore

**By Invitation:** Hawaiiana Management Co. Management Executive Theresa Angela Ligaya

**Owners:** Unit 98-445 #3 Michael Taira

**III. OWNER'S FORUM**

The owner listed above attended the meeting to share comments.

**IV. APPROVE MINUTES**

March 20, 2024 Regular Board Meeting Minutes: Director Kieger moved to approve the minutes. Treasurer Bear seconded. The motion carried unanimously.

**V. TREASURER'S REPORT**

Financial Reports for December 2023, January 2024 and February 2024: Treasurer Bear went over the report. March 2024 financial were not available at the time of the meeting.

**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 Ligaya to follow up with legal counsel, Maxwell Kopper, Esq. on the mediation points.
2. **Unit 98-554 #2 – Wall and Window Repair:** ME Ligaya to follow up with Masterpiece on the refund.
3. **Exterior Electrical Lighting Update** – This item is still in progress. A check payable to Graybar will be cut and Treasurer Bear and Mike Taira will be working together.
4. **Asphalt Repair:** Speed bumps have been removed by Sunrise Asphalt. Payment to be processed.
5. **98-433 #4 - Solar Roof Repair & Lighting Panel Removal:** This matter is considered closed. It is considered owner's responsibility.
6. **98-429 #3 – Ceiling Leak** - The drywall is pending completion.
7. **98-465 #2 – Roof Repairs** – This item is complete. Doug Bennett of Leeward Drywall completed the additional repairs.
8. **Reserve Study:** Treasurer Bear motioned to approve McCaffrey Consulting to conduct a Level 1 reserve study. Vice President Taira seconded the motion. The motion carried unanimously.
9. **Roof Inspection Proposal for Entire Property:** The committee is to set up a meeting date. Vice President Taira suggested meeting in 2 weeks.

**VIII. NEW BUSINESS**

1. **Written Consent to Amend Bylaws to 40% for Annual Meeting:** Director Maiola moved to approve the proposed written consent to lower the quorum requirement to 40%. Secretary Asato seconded. The motion carried unanimously. ME Ligaya to verify with legal counsel that all documentation is approved prior to sending out to ownership.
2. **98-433 #1 – Solar Panel Installation Request:** This item was discussed but no decisions were made at this time.
3. **Insurance Renewal:** The board discussed the insurance renewal, received and went into effect on 10 April 2024. No decisions were made at this time.
4. **Tree Trimming:** Vice President Taira advised that the coconut trees would be trimmed at the end of this month.

**IX. EXECUTIVE SESSION**

The Board entered Executive Session from 8:00 pm to 8:20 pm to discuss financial, personnel and contractual matters.

**X. NEXT MEETING**

The next regular Board meeting will be on May 15, 2024 at 6:00 pm at the Site Manager’s office.

**XI. ADJOURNMENT**

There being no further business to discuss, President Sankey adjourned the meeting at 8:21 pm.

Submitted By:

Theresa Angela Ligaya, Recording Secretary.

Approved On: \_\_\_\_\_