

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
July 22, 2024
On Site

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 6:00 p.m. The Management Executive from Hawaiiana Management Company, Theresa Angela Ligaya was Recording Secretary.

II. ATTENDANCE

Present: Vice President Midgie Taira, Treasurer Steve Bear, Secretary Barbara Asato, Assistant Treasurer Dylan Davis, Directors Vincent Kieger and Marc Colozzi.
Excused: President Julie Sankey, Directors George Passmore and Diane Maiola
By Invitation: Hawaiiana Management Co. Management Executive Theresa Angela Ligaya

III. OWNER'S FORUM

IV. APPROVE MINUTES

May 15, 2024 Regular Board Meeting Minutes: Vice President Taira moved to approve the minutes. Treasurer Bear seconded. The motion carried unanimously.

V. TREASURER'S REPORT

Financial Reports for May and June 2024: Treasurer Bear went over the report.

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. Treasurer Bear provided an update.
4. **98-429 #3 – Ceiling Leak** - The drywall is pending completion.
5. **98-465 #2 – Roof Repairs** – This item is complete. Doug Bennett of Leeward Drywall completed the additional repairs.
6. **Reserve Study:** McAffrey Consulting will be doing the Reserve Study walk and will be coordinating with Treasurer Bear and Vice President Taira.
7. **Roofing Project:** Next Step Roofing was selected unanimously. The deposit will be cut upon receipt of the signed contract. Correspondence and a start date will require coordinating and sending out to home owners.
8. **Written Consent to Amend Bylaws for Annual Meeting** – This item was deferred at this time.
9. **98-433 #1 – Solar Panel Installation Request** – No action was taken on this item.
10. **98-429 #3 – Master Bedroom Drywall Popcorn Ceiling Repair** – The proposal was approved for Leeward Drywall to repair.
11. **Special Assessment for Property Insurance** – A special assessment for \$1,500 for each homeowner was approved. This will start on 1 September. Correspondence to ownership will be drafted by ME Ligaya and reviewed by the Board.
12. **98-437 #1 – Garage Doors** – A letter of compliance will be sent to the owner.

VIII. NEW BUSINESS

1. **98-401 #1 – Requesting Reimbursement for Furuta Plumbing:** The board unanimously approved to reimburse the owner of 98-401 #1 for expenditures for Furuta Plumbing.
2. **Estimate from Furuta Plumbing for cleanout installation:** This proposal was unanimously approved. Treasurer Bear will be coordinating with the vendor.
3. **Eco Clean Estimate for Abatement – 98-409 #4:** This proposal was unanimously approved. Treasurer Bear will be coordinating the repair.

IX. EXECUTIVE SESSION

The Board entered Executive Session from 7:20 pm to 7:45 pm to discuss financial, personnel and contractual matters.

X. NEXT MEETING

The next regular Board meeting will be on August 21, 2024 at 6:00 pm at the pavilion.

XI. ADJOURNMENT

There being no further business to discuss, Vice President Taira adjourned the meeting at 7:45 pm.

Submitted By:

Theresa Angela Ligaya, Recording Secretary.

Approved On: _____