

AOAO TROPICANA VILLAGE-AIEA, PHASE 2 & 3
REGULAR BOARD OF DIRECTORS' MEETING MINUTES
September 18, 2024
On Site

I. CALL TO ORDER

President Julie Sankey called the regular meeting of the Board of Directors of Tropicana Village-Aiea Phase 2 & 3 to order at 6:24 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 (Arrived 6:37 PM), Directors Diane Maiola and Marc Colozzi.

Absent: Directors Vincent Krieger and George Passmore

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

III. OWNER'S FORUM

IV. APPROVE MINUTES

July 17, 2024 and August 22, 2024 Regular Board Meeting Minutes: Treasurer Bear moved to approve the minutes. Vice President Taira Bear seconded. The motion carried unanimously.

V. TREASURER'S REPORT

Financial Reports for July 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. **Reserve Study**: McAffrey Consulting sent their final invoice for the reserve study. This will be sent to the board of directors for approval.
4. **Written Consent to Amend Bylaws for Annual Meeting** – This item was tabled and will be removed from future agendas.
5. **98-433 #1 – Solar Panel Installation Request** – This item was deferred pending the complete packet.
6. **Insurance Premium Payment - Update** – It was the consensus of the board to engage other agents as the 2025 renewal approaches.
7. **98-437 #1 – Garage Doors** – A second fine letter will be sent to the owner, in accordance with the fining policy.
8. **Corporate Transparency Act** – No further updates at this time. Verification will be done to see if the association is designated non-profit.
9. **2025 Budget** – The first draft is scheduled to be provided to the board by Monday, 23 September 2024.
10. **98-409 #4 – Abatement and Repair Update** – This item is completed.

VIII. NEW BUSINESS

1. **Next Step – Change Order #4 for Vent Pipe Lead Flashing to Rubber/Aluminum:** Assistant Treasurer Davis motioned to accept the change order to change the lead flashing to rubber/aluminum at the cost of \$0. Director Colozzi seconded. The motion carried unanimously.
2. **Tracking of Billing/Payments for Solar Panel Removal:** Chargeback letters will be sent to affected owners once the invoices are approved by Treasurer Bear and Vice President Taira. Letters will be provided to the board and charges will be placed on the owners’ ledgers.
3. **Debit Card Increase:** Assistant Treasurer Davis motioned to increase the debit card limit up to \$2,500. Vice President Taira seconded. The motion carried unanimously. his proposal was unanimously approved. Treasurer Bear will be coordinating the repair.

IX. EXECUTIVE SESSION

The Board entered Executive Session from 6:40 pm to 7:15 pm to discuss financial, personnel and contractual matters.

X. NEXT MEETING

The next regular Board meeting will be on October 16, 2024 at 6:00 pm at the pavilion.

XI. ADJOURNMENT

There being no further business to discuss, President Sankey adjourned the meeting at 9:37 pm.

Submitted By:

Theresa Angela Ligaya, Recording Secretary.

Approved On: _____