

**Kalele Kai AOA  
One Keahole Place  
Honolulu, Hawaii 96825**

**MINUTES**

REGULAR MEETING of the BOARD OF DIRECTORS of the Association of Apartment Owners of KALELE KAI.

DATE: Thursday, January 21, 2010

PLACE: Poolside Cabana  
Kalele Kai AOA  
One Keahole Place  
Honolulu, Hawaii 96825

PRESENT: President Brad Oakes, Vice President/Secretary Colin Kurata, Treasurer Paul Jordan Directors Kimiko Hayashi, Anne Palagyi, Marvin Tangren, Col Richard Van Ness, Mark Hertel, and James Propotnick.

EXCUSED/ABSENT: None

BY INVITATION: Resident Manager (RM) Bryan Liu, Account Executives (AE) Alan Takumi and Kristi Hirota-Schmidt

CALL TO ORDER: President Oakes called the meeting to order at 6:34 p.m.

MINUTES: The Board unanimously approved the Regular Minutes of the Board of Directors' Meeting of November 19, 2009 as presented.

TREASURER'S REPORT:

1. Treasurer Jordan reviewed his Treasurer's report for the period ending December 31, 2009. After the review of the Financial Statement, the Board unanimously approved the filing of the financial statement, subject to audit.
2. Delinquencies: The Board of Directors reviewed the AOA's delinquencies as of January 21, 2010.

COMMITTEE REPORTS:

1. Lobby Furniture Building #3: The Board unanimously approved the expenditure of up to \$7,500 to finish this project.
2. Energy Committee: Exhaust fan project is progressing and committee will be meeting to discuss our timetable for both supply and exhaust fans

RESIDENT MANAGER'S REPORT:

Resident Manager Liu reviewed his Resident Manager's report with the Board of Directors. Highlights included general repairs, landscaping, maintenance activities and personnel staffing issues. The Board unanimously ratified the golf cart purchase of \$1,900. The Board unanimously approved the replacement of the main AC controller for \$4,027 plus tax.

UNFINISHED BUSINESS:

1. Lobby 3 project: Covered in the committee report.

NEW BUSINESS:

1. Board Resolution to Vote the RM's Unit PCI: The Board unanimously approved that the Board Majority will vote the RM's unit PCI at the Annual Meeting.
2. Guest Boat Dock Parking Rules: Deferred, AE Takumi to present a draft at the next meeting

ANNOUNCEMENTS:

1. Annual Meeting: Will be Saturday, March 13, 2010. Registration 9:30 am and Call to Order at 10:00 am

CORRESPONDENCE: None

EXECUTIVE SESSION: The Board adjourned into Executive Session at 7:28 pm to discuss legal issues and reconvened into regular session at 8:24 pm.

1. The Board will have volunteers attend the scheduled mediation on February 12, 2010

NEXT MEETING: Thursday, February 25, 2010 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 8:24 p.m.



Colin Kurata  
Vice President/Secretary

Submitted by:  
Certified Management, Inc.  
Agent for KALELE KAI AOAO

Alan Takumi CMCA<sup>®</sup>, AMS<sup>®</sup>, ARM<sup>®</sup>, PCAM<sup>®</sup>  
Account Executive  
Vice President, Oahu Account Executive Division