

REGULAR BOARD OF DIRECTORS' MEETING

Kalele Kai
One Keahole Place
Poolside Cabana
February 25, 2008
Honolulu, Hawaii

PRESENT: President Merrill Werblun, Vice President / Secretary Colin Kurata, Directors: Treasurer Paul Jordan, Kimiko Hayashi, James Propotnick and Eric Tan,

EXCUSED: Zig Palagyi and Sharon Peterson

BY INVITATION: Eric Woytenko, Resident Manager (RM) and Thomas Tabacco, Principal Account Executive (AE) Certified Management

OWNERS PRESENT

Bernard Hurtig # 1508, Alfred Hradecky # 2503, Leona Pender # 3402, Hong and Mei Chang # 1503, #1608, Robert and Judy Liu # 3306, Tina Oakes # 2504, Ruth Nobler # 1208, Pia Jordan # 1502, Marvin Tangren # 1104, Carolyn Moon # 1205, Chris Nielson # 3611, Jackie Werblun # 2312

CALL TO ORDER

There being a quorum present, President Werblun called the meeting to order at 6:30 P.M.

MINUTES OF PREVIOUS MEETING

A motion was made by Director Kurata and seconded by Director Jordan to approve the minutes of the Regular Board of Directors Meeting held on January 21, 2008 as written. The motion unanimously carried.

ORDER OF BUSINESS

I. Reports

A. Treasurer

1. Financial Statements - The January 2008 financial statements were reviewed and filed subject to audit.

B. Committees

- 1 Security (James Propotnick) – There was no report
- 2 Legal/ House Rules (Colin Kurata) – There was no report
3. Landscape (Merrill Werblun) – The project to replant the marina side of the Townhouses has begun.
4. Pool – There was no report
5. Building and Maintenance – There was no report
6. Interior Design – There was no report.
7. Communication – There was no report

8. Alternative Energy – The Alexander Group has been approved as the energy consultant for Kalele Kai. The energy audit will begin March 18th.

C. Resident Manager - Resident Manager Eric Woytenko gave an update on the ongoing and upcoming projects to be completed around the property.

II. Unfinished Business

Unit 1309 – This matter is still pending due to legal issues.

III. New Business

A. Owner Correspondence – Letter from Unit 1402 – Fred Rodriguez from unit 1402 addressed the board and owners regarding the installation of a Plexiglas plant organizer on his lanai, which He was cited for not being typical lanai furniture. President Werblun welcomed anyone to be part of an Architectural Committee to address these issues and could correspond of their interest by e-mail to President Werblun/

C. Open Dialog – There was no open dialog.

NEXT MEETING

The next Regular Board of Directors' Meeting will be held at 6:30 pm on Thursday, April 17, 2008.

ADJOURNMENT

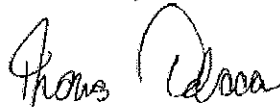
There being no further business, the meeting was adjourned at 8:00 P.M.

Approved

Secretary
Submitted by:

CERTIFIED MANAGEMENT, INC.
Agent for Kalele Kai

Submitted,



Thomas Tabacco, PCAM® CMCA®
Recording Secretary