

**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, February 25, 2010

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

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

EXCUSED/ABSENT: Vice President/Secretary Colin Kurata

BY INVITATION: Resident Manager (RM) Bryan Liu, Account Executives (AE) Kanani Kealoha-Faleafine

CALL TO ORDER: President Oakes called the meeting to order at 6:33 p.m.

MINUTES: The Board unanimously approved the Regular Minutes of the Board of Directors' Meeting of January 21, 2010 as presented.

TREASURER'S REPORT:

1. Treasurer Jordan reviewed his Treasurer's report for the period ending January 31, 2010. After the review of the Financial Statement, the Board unanimously approved the filing of the financial statement, subject to audit.

COMMITTEE REPORTS:

1. Lobby Furniture Building #3: Committee Chair Palagyi gave a verbal update on the project.
2. Energy Committee: The Board unanimously approved the expenditure of up to \$52,000 for the purchase of exhaust fans for building 1.

RESIDENT MANAGER'S REPORT:

Resident Manager Liu reviewed his Resident Manager's report with the Board of Directors. Highlights included dock repairs, electrical repairs and roof fan projects.

The Board unanimously approved the renewal of the Sentricon System contract for one year at a cost of \$4,104.71.
The Board unanimously approved the repair of the exit gate at a cost of \$ 2,904.79.

UNFINISHED BUSINESS:

1. Guest Boat Dock Parking Rules: Draft rules presented by AE Takumi

NEW BUSINESS:

1. Exhaust Fan: Covered in committee reports

ANNOUNCEMENTS:

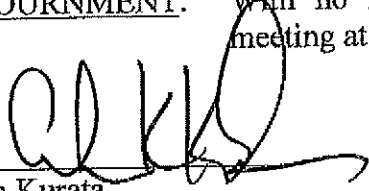
1. Annual Meeting: Will be Saturday, March 13, 2010. Registration 9:30 am and Call to Order at 10:00 am
2. Remodeling to your unit needs board approval – Resident Manager has form
3. Food Bank donation boxes are in each building

CORRESPONDENCE: None

EXECUTIVE SESSION: None

NEXT MEETING: Thursday, March 24, 2010 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 7:53 p.m.



Colin Kurata
Vice President/Secretary

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

Kanani Kealoha-Faleafine CMCA®
Account Executive