

REGULAR BOARD OF DIRECTORS' MEETING

Kalele Kai
One Keahole Place
Poolside Cabana
April 24, 2008
Honolulu, Hawaii

PRESENT: President Merrill Werblun, Vice President Brad Oakes, Treasurer Paul Jordan, Secretary Colin Kurata, Directors: Carolyn Moon, James Propotnick and Eric Tan and Marvin Tangren.

EXCUSED: Kimiko Hayashi

BY INVITATION: Eric Woytenko, Resident Manager (RM) Bryan Liu, Account Executive (AE) Certified Management, Alan Takumi Vice-President Certified Management and Kristi Hirota Certified Management.

OWNERS PRESENT: Bernard and Helen Hurtig unit 1508, Charles Rowe unit 1311, Robert Liu unit 3306, Rise Dittmar unit 1206, Ruth Nobler unit 1208, Marion Bataiff unit 3601 and Pat Beer unit 3309.

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 Propotnick and seconded by Director Moon to approve the minutes of the Regular Board of Directors Meeting held on January 21, 2008, the minutes of the Annual Meeting held on March 15, 2008 and the Organizational Meeting held on March 15, 2008 as written. The motion carried unanimously.

ORDER OF BUSINESS

Reports

- A. Alex Dean, Energy Consultant: Mr. Dean gave a brief background of his company and an overview of the scope of work being done for Kalele Kai. He noted that he is in the process of formulating his recommendations that will be presented to the Board.
- B. Treasurer: Financial Statements - The March 2008 financial statements were reviewed and filed.

In consideration for the changes that have occurred with Certified Management, Vice President Alan Takumi announced that they would be providing a \$2400 rebate to Kalele Kai AOA as gesture of good faith. On behalf of the board, President Werblun accepted and thanked Certified Management.

C. Committees

- 1. Security (Marvin Tangren): Director Tangren reported that he reviewed the FOB system and Security workload. President Werblun further reported that Security would be doing a trial schedule change that includes posting an officer at the Front Gate.
- 2. Legal/ House Rules (Carolyn Moon): President Werblun asked that the committee review the Rules and Regulation with respect to the various registration items that are needed by Resident Manager.

3. Building and Maintenance (Brad Oakes): President Werblun asked that the committee review and make recommendation of the various options available for the repair to the damaged elevator #1 interior panel.
 4. Communication – There was no report.
- D. Resident Manager - Resident Manager Eric Woytenko gave an update on the ongoing and upcoming projects to be completed around the property. President Werblun asked that Certified Management Review the Seawall proposals to determine why there is a significant variance between the two proposals.

Motion made by Director Moon that for the Seawall project, the officers be empowered to approve the contract, pending review of the proposals by Certified Management, if within the budgeted amount of \$36,000. Seconded by Director Propotnick. Motion carried unanimously.

Unfinished Business

- A. Owner Request: Unit 1402, Fred Rodriguez requested that a Plexiglas plant organizer be installed on his lanai. Motion made by Director Propotnick to approve the request based on Attorney recommendations. Seconded by Director Oakes. Motion carried with Director Tan abstaining.

Motion made by Secretary Kurata that Fred Rodriguez is made to pay for the attorney fees for the legal opinion of the Plexiglas organizer being installed on the lanai. Those in favor: Secretary Kurata. Those oppose: President Werblun, Treasurer Jordan, Directors: Moon, Propotnick and Tangren. Abstain: Director Tan and Vice President Oakes. Motion is rejected.

New Business

- A. Emergency Access to Resident Managers Office: Motion made by Director Propotnick that any Board member who wishes to be trained, shall be allow access to the Resident Mangers Office for emergency purposes pending feedback from the Associations Insurance company. Seconded by Director Oakes. Motion carried with Secretary Kurata opposing.

IV. 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, May 22, 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