

**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, April 22, 2010

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

PRESENT: President Brad Oakes, Vice President Marvin Tangren, 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 6:33 p.m.

MINUTES: The Board unanimously approved the Regular Minutes of the Board of Directors' Meeting of February 25, 2010 and the Organizational Minutes of March 13, 2010 as presented.

TREASURER'S REPORT:

1. Treasurer Jordan reviewed his Treasurer's report for the period ending March 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. Energy Committee: Chair Hertel reported that a rebate was received from HECO, exhaust fan installation for building 1 is in progress, and a test installation of a supply fan is in work on building 1.
2. Landscape/Grounds Committee: Chair Van Ness reported that the committee members are established and they are working on a six month plan.

RESIDENT MANAGER'S REPORT:

Resident Manager Liu reviewed his Resident Manager's report with the Board of Directors. The Board unanimously ratified the cost of \$13,927 for the drain cleaning.

UNFINISHED BUSINESS:

1. Guest Boat Dock Parking Rules: The Board tabled this item.

NEW BUSINESS:

1. Pool Conversion to Salt Water/Solar Heating: Tabled due to cost.
2. Lobby Renovation Acceleration: The Board will revisit this at the end of the year, if there are enough funds. Tabled for now.
3. Garage Roof Condition: RM Liu to add to his list of projects.
4. Kone Elevators: RM Liu is soliciting proposals.
5. Unit A/C Filters: The Board will not purchase any more filters for free distribution due to prior Board decision to require A/C inspections by owners and when the current stock is depleted, RM Liu will refer the owners to a vendor.
6. AOAO Boat Slips and Finger Pier: The Board will enforce the current rules.
7. Pool Mineral Line Removal: The Board unanimously approved up to \$1,950 for the removal.

ANNOUNCEMENTS:

1. There will be a fire alarm system test on May 17/18.
2. Food Bank donation from the association totaled 390 lbs, most of any association with Certified Management.

CORRESPONDENCE:

1. Unit 3213: The Board will allow all trees to grow and only trim as necessary to maintain tree health. AE Takumi to reply to the owner.
2. Unit 3110: The Association does not have the ability to install a larger tree and will have to let the current one grow. AE Takumi to reply to the owner.
3. Unit TH1002: The Board has to enforce the Association parking rules. AE Takumi to reply to the owner.

EXECUTIVE SESSION: None

NEXT MEETING: The next scheduled Board of Director's meeting is Thursday, May 27, 2010 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 8:40 p.m.

Colin Kurata
Vice President/Secretary

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

Alan Takumi, CMCA[®], AMS[®], ARM[®], PCAM[®]
Account Executive