

REGULAR BOARD OF DIRECTORS' MEETING  
Kalele Kai  
One Keahole Place  
Poolside Cabana  
Thursday May 22, 2008  
Honolulu, Hawaii

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

EXCUSED: Vice President Brad Oakes

BY INVITATION: Eric Woytenko, Resident Manager,  
Alan Takumi, Bryan Liu, and Kristi Hirota of Certified Management  
Tracy Wong insurance consultant  
Alex Dean Energy consultant

CALL TO ORDER:

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

Alan Takumi, Vice President of Certified Management, presented for the record, owners in attendance need not be added to the minutes. There being no objections, the Board agreed that minutes will not include owners in attendance.

MINUTES OF PREVIOUS MEETINGS:

Motion made by Secretary Kurata, seconded by Director Propotnick to approve the minutes of the Regular Board of Directors Meeting held on April 24, 2008. The motion carried unanimously.

ORDER OF BUSINESS

Special Reports:

Tracy Wong of Insurance Solutions presented an overview of the Claims procedure and the differences of Property and General Liability Insurance. She also reviewed the value and importance of Renters Insurance.

Alex Dean of The Alexander Group, Inc. presented an overview and recommendations of his Energy consumption study. Action deferred until more information can be obtained on the cost to install and monitor the manufacturers recommendations.

- A. Treasurer ---Financial Statements: The April 2008 financial statement was reviewed, accepted and filed.
- B. Committees and Taskforces
  1. Security: Director Tangren mentioned how the maintenance staff has been able to remove the tripping hazard on the pool deck which has made it safer to walk on and easier to get in and out of the pool.
  2. Legal / House Rules: There was no report

3. Buildings and Maintenance: There was no report
  4. Communication: There was no report
  5. Energy cost containment: There was no report
- C. Resident Manager Report: Resident Manager Eric Woytenko gave an update on the ongoing and upcoming projects to be completed around the property.

President Werblun noted special recognition of the hard work the maintenance staff has been performing on the pool deck. Motion made by Director Tan and seconded by Director Propotnick to present letters of commendation to each employee who worked on the Pool Deck project for their "yeoman" effort in completing the project and for saving the association over \$17, 000. Motion carried unanimously.

Simplex Contract: Motion made by Secretary Kurata, seconded by Director Moon to renew the Simplex Fire Alarm contract of \$13,164.14 for the period of June 1, 2008 to May 31, 2009. Motion carried unanimously.

D. Unfinished Business

Resident Manager office key: After consideration and recommendation of Kalele Kai's insurance company, the board agreed not to proceed with the previous motion of allowing emergency access to the Resident Managers office by members of the Board.

E. New Business: There was no new business

F. Open dialog: There was no open dialog

NEXT MEETING:

The next Regular Board of Directors' Meeting will be held on Thursday June 26, 2008 at 6:30 pm.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:05 pm.

Approved

---

Secretary

Submitted by:  
Certified Management  
Agent for Kalele Kai