

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, May 28, 2009

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

PRESENT: President Brad Oakes, Vice President Dr. Merrill Werblun, Secretary Colin Kurata, Treasurer Paul Jordan, Directors Kimiko Hayashi, Anne Palagyi, James Propotnick, Marvin Tangren and Col Richard Van Ness.

EXCUSED/ABSENT: Account Executive Al Denys, SVP, New Accounts Division, Certified Management, Inc.

BY INVITATION: Resident Manager Bryan Liu and Account Executive Kristi Hirota-Schmidt, VP, Marketing, Certified Management, Inc.

CALL TO ORDER: President Oakes called the meeting to order at 6:30 p.m.

MINUTES: After discussion, Director Propotnick moved to approve as written the Regular Minutes of the Board of Directors' Meeting of April 23, 2009. The motion was seconded and passed unanimously.

*Note: Director Van Ness arrived at 6:33 p.m.*

TREASURER'S REPORT:

1. Treasurer Jordan reviewed the Financial Statements for the periods ending April 30, 2009. Vice President Werblun moved to file the aforementioned financial statements, subject to audit. The motion was seconded and passed unanimously.
2. Delinquencies: The Board of Directors reviewed the AOA's delinquencies as of May 28, 2009 and authorized further collection action as recommended.

COMMITTEE/TASK FORCE REPORTS:

1. Green Committee: N/A.
2. Fines Committee: N/A.

3. Boat Dock Task Force: N/A.
4. Building and Maintenance: Chairperson Werblun provided the Board of Directors an update on building and maintenance projects.

RESIDENT MANAGER'S REPORT:

RM Liu reviewed his Resident Manager's report with the Board of Directors. Highlights included general repairs, landscaping, maintenance activities and personnel staffing issues. Additionally, the Board of Directors reviewed the proposal for dryer duct cleaning of building #'s 1 and 2 at a cost of \$1,800.00 and \$1,300.00 respectively. After discussion, Director Propotnick moved that the Board of Directors accept the proposal for the dryer duct cleaning. The motion was seconded and passed unanimously.

UNFINISHED BUSINESS:

1. Boat Moorings Amendment to the AOAO's Documents - Update: Covered in Executive Session.

NEW BUSINESS:

1. Landscaping – Replacement of Trees: President Oakes authorized the formation of an Ad Hoc Landscaping Committee to develop an recommendation for the Board of Directors on tree replacement, which is to be provided to the Board of Directors at the next regular meeting of the Board of Directors. The Committee is composed of the following board members and homeowners: Director Anne Palagyi, Director Richard Van Ness, Ms. Linda Tangren, Ms. Carolyn Moon and Ms. Ruth Nobler. Additionally, Director Palagyi will form a committee to develop a proposal for obtaining furniture for Lobby #3.

EXECUTIVE SESSION: President Oakes announced that at the conclusion of the regular meeting, the Board of Directors would enter into Executive Session to discuss legal issues.

NEXT MEETING: Thursday, June 25, 2009 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 7:22 p.m. and entered into Executive Session.

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Colin Kurata  
Secretary

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

Albert J. Denys, Jr., CMCA®, AMS®, PCAM®  
Senior Vice President, New Accounts Division