

**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 27, 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 Anne Palagyi, Marvin Tangren, Col Richard Van Ness, and James Propotnick.

EXCUSED/ABSENT: Directors Kimiko Hayashi and Mark Hertel

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 6:30 p.m.

MINUTES: The Board unanimously approved the Regular Minutes of the Board of Directors' Meeting of April 22, 2010 as presented.

TREASURER'S REPORT:

1. Treasurer Jordan reviewed his Treasurer's report for the period ending April 30, 2010. After the review of the Financial Statement, the Board unanimously approved the filing of the financial statement, subject to audit.

COMMITTEE REPORTS:

1. Landscape/Grounds Committee: Chair Van Ness reported that the committee had an initial meeting and will be working on a budget recommendation for 2011.

RESIDENT MANAGER'S REPORT:

Resident Manager Liu reviewed his Resident Manager's report with the Board of Directors.

The Board unanimously approved the purchase of 17 supply fans for a cost of \$45,000.

The Simplex Grinnell fire alarm serviced contract will continue on a month to month basis while RM Liu solicits proposal to update the system.

UNFINISHED BUSINESS:

1. Kone Elevators: The current contract ends February 2011 and Kone presented a new 5-year maintenance contract. The Board unanimously approved this contract, pending review by the Association's attorney.

NEW BUSINESS:

1. AOAO Finger Pier: Unit 1606, Deferred

ANNOUNCEMENTS: None

CORRESPONDENCE: None

EXECUTIVE SESSION: None

NEXT MEETING: The next scheduled Board of Director's meeting is Thursday, June 24, 2010 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 7:50 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