

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, June 25, 2009

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

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

EXCUSED/ABSENT: Secretary Colin Kurata, Treasurer Paul Jordan and Account Executive Kristi Hirota-Schmidt, VP, Marketing, Certified Management, Inc

BY INVITATION: Resident Manager Bryan Liu and Account Executive Al Denys, SVP, New Accounts Division, Certified Management, Inc.

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

MINUTES: After discussion, Vice President Werblun moved to approve as written the Regular Minutes of the Board of Directors' Meeting of May 25, 2009. The motion was seconded and passed unanimously.

TREASURER'S REPORT:

1. AE Denys reviewed Treasurer Jordan's Treasurer's Report for the period ending May 31, 2009. After that review, Director Van Ness 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 June 25, 2009 in Executive Session and authorized further collection action as recommended.

COMMITTEE/TASK FORCE REPORTS:

1. Building and Maintenance: Chair Werblun provided the Board of Directors an update on the energy savings associated with the fan replacements in Building #3, which at this time is substantial.
2. Tree Replacement Committee (Ad Hoc): Chair Van Ness the Board of Directors an update on the committee's progress which included a walk through of the property with

the arborist, which will result in a presentation to the Board of Directors with recommendations for tree trimming, tree removal and for re-planting trees in the common areas of the AOAO as required.

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.

UNFINISHED BUSINESS:

1. Boat Moorings Amendment to the AOAO's Documents - Update: President Oakes provided the Board of Directors with the latest ballot count that reflected over 60% of the owners in favor of the boat mooring amendment to the AOAO's documents.

NEW BUSINESS:

1. Chiller Repairs – Building #3: After discussion, Director Propotnick moved to ratify the emergency expenses of \$13,466.16 for the replacement the chiller compressor in building #3. The motion was seconded and passed unanimously. It was also noted; that some of this cost may be absorbed by the warranty once the manufacturer officially examines the hardware.

CORRESPONDENCE: N/A.

ANNOUNCEMENTS: President Oakes announced that the Board of Directors' meeting would be on July 23, 2009.

OPEN DIALOG: N/A.

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, July 23, 2009 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 7:20 p.m. and entered into Executive Session. The Board of Directors was in Executive Session from 7:27 p.m. until 8:35 p.m.

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