

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 24, 2010

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

PRESENT: President Brad Oakes, Secretary Colin Kurata, Directors Kimiko Hayashi, Mark Hertel, Col Richard Van Ness, and James Propotnick.

EXCUSED/ABSENT: Vice President Marvin Tangren, Treasurer Paul Jordan, and Director Anne Palagyi

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 May 27, 2010 as presented.

TREASURER'S REPORT:

1. President Oakes reviewed the Treasurer's report for the period ending May 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 the exhaust fans replacement for building one is complete. Supply fans are on order and the committee will be selecting the 17 fans to be replaced. Chair met with Trane to see about establishing a monitoring system for the electrical usage.
2. Landscape/Grounds Committee: Chair Van Ness reported that the landscaping projects are on-going and he praised the landscaping crew for their quality work.

3. Security Committee: Chair Propotnick reported a possible attempt at car theft and urges all residents to be vigilant.

RESIDENT MANAGER'S REPORT:

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

The Board unanimously ratified the email approval of the #3 chiller compressor replacement for \$13,495.

UNFINISHED BUSINESS:

1. Kone Elevators: Being reviewed by the Association's attorney and Kone's legal department.
2. AOAO Finger Pier: Unit 1606, Deferred

NEW BUSINESS:

1. Letter from The Shack Hawaii Kai Attorney: The Board requests that Certified Management handle the mailing at The Shack's cost.

ANNOUNCEMENTS: None

CORRESPONDENCE: None

OWNER'S DIALOG: A concern was raised on the plexi glass wind screens due to the deterioration over the years. Suggested a periodic inspection.

EXECUTIVE SESSION: None

NEXT MEETING: The next scheduled Board of Director's meeting is Thursday, July 22, 2010 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 7:15 p.m.

Colin Kurata
Secretary

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

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