

REGULAR BOARD OF DIRECTORS' MEETING
Kalele Kai
One Keahole Place
Poolside Cabana
Thursday July 24, 2008
Honolulu, Hawaii

PRESENT: President Merrill Werblun, Vice President Brad Oakes, Secretary Colin Kurata, Directors: James Propotnick, Kimiko Hayashi and Sharon Peterson.

EXCUSED: Treasurer Paul Jordan and Director Marv Tangren.

BY INVITATION: Eric Woytenko, Resident Manager,
Alan Takumi, Bryan Liu, and Kristi Hirota of Certified Management

CALL TO ORDER:

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

MINUTES OF PREVIOUS MEETINGS:

Motion made by Director Peterson, seconded by Vice President Oakes, to approve the minutes of the Regular Board of Directors Meeting of June 26, 2008 with noted corrections. In favor: President Werblun, Vice President Oakes, Directors: Propotnick, Hayashi and Peterson. Abstained: Secretary Kurata.

ORDER OF BUSINESS

- A. Treasurer ----Financial Statements: The June 2008 financial statement was reviewed, accepted and filed.
- B. Committees and Taskforces
 1. Buildings and Maintenance: Director Peterson shared samples of flooring and wall covering for the Elevator refurbish project. Director Peterson will acquire larger samples and make recommendations to the Board at the next meeting.
 2. Energy cost containment: Secretary Kurata reported that the installation of the 3 sample exhaust fans will begin next week.
- C. Resident Manager Report: Resident Manager Eric Woytenko gave an update on the ongoing and upcoming projects to be completed around the property.
 1. Saving Trees: Motion made by Director Peterson, seconded by Director Propotnick to approve funds of \$7,050 to treat all damaged and diseased palm trees on the property. Motion carried unanimously.
- D. Unfinished Business:
 1. Lanai Windscreen: Secretary Kurata reviewed his concerns as documented in his letter to the Board dated July 22, 2008. Secretary Kurata, motioned to rescind the previous action of the Board that allowed Windscreens and to approve a design specifications that is done by a professional. There being no second, the motion failed.

E. New Business:

1. Lobby Furniture: President Werblum shared comments of owners regarding the furniture in the lobby of all building. After open discussion, President Werblun asked owners to communicate with him on their willingness to serve on a committee that can make recommendations to the Board.

F. Open dialog: There was no open dialog.

NEXT MEETING:

The next Regular Board of Directors' Meeting will be held on Thursday August 28, 2008 at 6:30 pm.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:35 pm.

Approved

Secretary

Submitted by:
Certified Management
Agent for Kalele Kai