

**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, July 23, 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, Directors Kimiko Hayashi, Anne Palagyi, James Propotnick, and Col Richard Van Ness.

EXCUSED/ABSENT: Treasurer Paul Jordan, Director Marvin Tangren 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, Director Palagyi moved to approve as written the Regular Minutes of the Board of Directors' Meeting of June 25, 2009. The motion was seconded and passed unanimously.

TREASURER'S REPORT:

1. President Oakes and AE Denys reviewed the Treasurer's report as prepared by Treasurer Jordan regarding the Financial Statements for the periods ending June 30, 2009. Secretary Kurata moved to file the June 30, 2009 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 July 23, 2009 and authorized further collection action as recommended.

COMMITTEE/TASK FORCE REPORTS:

1. Building and Maintenance Committee: Committee Chair Werblun provided an extensive update on all of the building and maintenance committee activities to include noting that the Board of Directors had just received the latest update of the AOA's reserve study and analysis and will begin reviewing this document and will incorporate these results into the 2010 budget as required.

2. Tree Replacement Committee: Chair Van Ness provided the Board of Directors an update on their progress in reviewing all of the options developed jointly with the committee and with the AOAO's arborist for tree trimming, tree removal (i.e. coral tree), where needed, and tree replacement. Additionally, President Oakes noted that Secretary Kurata is a member of the committee and that his name was accidentally omitted from the committee's initial membership roster.
3. Energy Committee: President Oakes, on behalf of the AOAO, thanked all of the members of the energy committee for all of their efforts regarding energy conservation.

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 an update on the balloting and preparation of the amendment for recordation by the AOAO's attorney, which will be done immediately after the next regular meeting of the Board of Directors. Additionally, AE Denys apologized to the Board of Directors and to the AOAO for not notifying the lien mortgage holders and that those letters would be mailed to all concerned parties no later than Monday, July 27, 2009.
2. Unit #3311: Covered in Executive Session.

NEW BUSINESS:

1. Unit #2112 – Request to Accommodate an Oversized Vehicle: Unit Owner, #2112, requested that the AOAO to allow their tenant, who has an oversized vehicle, to be allowed to park in another parking stall which could handle the oversized vehicle. After discussion, the Board of Directors noted that there weren't any parking stalls that could accommodate this vehicle and that their request could not be approved. Additionally, it was noted that other owners, who had oversized vehicles had made arrangements with the adjacent shopping mall for use of their parking lot.
2. Kalele Kai Service of Process Policy: The Board of Directors reviewed the AOAO's draft policy on process service, which would be effective beginning on January 1, 2010. After discussion, the Board of Directors noted that several revisions were required and that the Board would review the revised policy during the August 2009 Board of Director's meeting.

CORRESPONDENCE: 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, August 27, 2009 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 7:25 p.m. and held an Owner's Dialog before entering into Executive Session, which was from 7:40 p.m. until 7:54 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

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