

**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 22, 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, Anne Palagyi, and James Propotnick.

EXCUSED/ABSENT: Vice President Marvin Tangren and Treasurer Paul Jordan

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 6:33 p.m.

MINUTES: The Board unanimously approved the Regular Minutes of the Board of Directors' Meeting of June 24, 2010 as presented.

TREASURER'S REPORT:

1. President Oakes reviewed the Treasurer's report for the period ending June 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. Energy Committee: Chair Hertel reported the supply fans are on order and the committee will be selected the 17 fans to be replaced. (5 fans for building 2, 5 fans for building 3, and 7 fans for building one) He is anticipating an energy rebate check.
2. Compliance Committee: The Board referred to this committee to define what constitutes Lanai Furniture.
3. Security Committee: Chair Propotnick reported reallocating duties to maintain more security presence at the main gate.

RESIDENT MANAGER'S REPORT:

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

The Board unanimously ratified the payment of \$4,031.41 for the dry standpipe test. AE Takumi to add this component to the Reserve Study.

RM Liu requested to clarify the House Rule E-8.1 by changing "overnight" guest to state: "No guest parking from midnight to 6:00 a.m. without approval from Security or the Resident Manager." Will be placed on the agenda for discussion.

UNFINISHED BUSINESS:

1. Kone Elevators: Being reviewed by the Kone's legal department.
2. AOAO Finger Pier: The Board established a Boat Dock committee to study this issue and provide recommendations to the Board.

NEW BUSINESS: None

ANNOUNCEMENTS: None

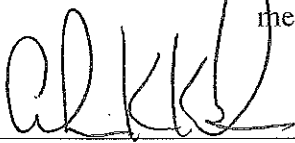
CORRESPONDENCE: None

OWNER'S DIALOG: None

EXECUTIVE SESSION: None

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

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 8:25 p.m.

  
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Colin Kurata  
Secretary

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

Alan Takumi, CMCA<sup>®</sup>, AMS<sup>®</sup>, ARM<sup>®</sup>, PCAM<sup>®</sup>  
Account Executive