

REGULAR BOARD OF DIRECTORS' MEETING

Kalele Kai
One Keahole Place
Poolside Cabana
Thursday September 25, 2008
Honolulu, Hawaii

PRESENT: President Merrill Werblun, Vice President Brad Oakes, Treasurer Paul Jordan, Secretary Colin Kurata, Directors: Sharon Peterson and Kimiko Hayashi

EXCUSED: Directors James Propotnick and 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 Secretary Kurata to revise the minutes in the last paragraph of New Business which he questioned the correctness of the statement "The majority of the board agreed that legal counsel was fully aware of the changes and had participated in the informal meetings that created the revised house rules". There being no second, the motion failed.

Motion made by Vice President Oakes, seconded by Director Hayashi to change the word of "meetings" to "meeting" in the last paragraph under New Business and to change the date of the Next Meeting to September 25, 2008. In favor: President Werblun, Vice President Oakes, Directors Peterson and Hayahshi. In opposition: Secretary Kurata. Abstain: Treasurer Jordan.

ORDER OF BUSINESS

- A. Report from Insurance Solution: Tracy Wong reviewed the prior year claims and the 2009 Insurance renewal.
- B. Treasurer ----Financial Statements: The August 2008 financial statement was reviewed, accepted and filed. The Board asked Certified Management to report on the payment of GET.
- B. Committees and Taskforces
 - 1. Legal/House Rules: No report
 - 2. Security and Safety: No report
 - 3. Building and Maintenance: No report
 - 4. Energy cost containment: Secretary Kurata reported on the process of installing the intake and exhaust fans and that the expense and savings still needs to be evaluated.
- C. Resident Manager Report: Resident Manager Eric Woytenko gave an update on the painting project.

D. Unfinished Business: None

E. New Business:

1. Revision of House Rules:

- a. E-4. Conduct: Motion made by Secretary Kurata, seconded by Director Peterson to revise this section to read as: "Owners of Motor vehicles are required to operate them within the Project so as not to constitute a noise nuisance. No racing of motors, etc., is permitted. Motion was unanimously approved.
- b. B-20. Renovations: Motion made by Secretary Kurata, seconded by Director Peterson to revise this section to read as: "Any renovation work that requires a Building Permit must be done by a licensed contractor and approved in advance by the Resident Manager." Motion was unanimously approved.
- c. B-18. Smoking: Motion made by Secretary Kurata to revise this section to read as: "Smoking is not allowed anywhere or about the common elements, specifically inside buildings, stairwells or parking structures." There being no second, the motion failed. The Board asked for addition information on the smoking law and will entertain a new motion at the next meeting.
- d. B-15.2. Storing on Balconies, Lanais and Verandas: Motion made by Secretary Kurata to delete the phrase: "unless such items are not visible from any unit or any point outside the unit." There being no second, the motion failed.

F. Open dialog:

1. Director Peterson asked for opinions on having a Garage Sale.
2. Director Peterson asked for opinions on the amount of furniture pieces that is needed in the lobby.

NEXT MEETING:

The next Regular Board of Directors' Meeting will be held on Thursday October 23, 2008 at 6:30 pm.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:25 pm.

Approved

Secretary

Submitted by:
Certified Management Inc.
Agent for Kalele Kai AOA