

**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, September 24, 2009

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

PRESENT: President Brad Oakes, Treasurer Paul Jordan Directors Kimiko Hayashi, Anne Palagyi, Marvin Tangren, Col Richard Van Ness and Mark Hertel.

EXCUSED/ABSENT: Vice President/Secretary Colin Kurata and Director James Propotnick.

BY INVITATION: Resident Manager Bryan Liu, Account Executive Al Denys, SVP, New Accounts Division, Certified Management, Inc., Account Executive Kristi Hirota-Schmidt, VP, Marketing, Certified Management, Inc. and Ms. Tracy Wong, Insurance Solutions.

CALL TO ORDER: President Oakes called the meeting to order at 6:35 p.m. and welcomed Director Hertel to the Board of Directors. President Oakes then introduced Ms. Wong, Insurance Solutions, who provided the Board of Directors an update on the AOA's policies, which are scheduled to be renewed on November 1, 2009.

MINUTES: After discussion, Director Palagyi moved to approve, as written, the Regular Minutes of the Board of Directors' Meeting of August 27, 2009. The motion was seconded and passed unanimously.

TREASURER'S REPORT:

1. Treasurer Jordan reviewed his Treasurer's report for the period ending August 31, 2009. After the review of the August 31, 2009 Financial Statements, Director Van Ness moved to file the 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 September 24, 2009 in Executive Session and authorized further collection action as recommended.

COMMITTEE/TASK FORCE REPORTS:

1. Building and Maintenance Committee: N/A.
2. Tree Replacement Committee: Chair Van Ness provided an update to the Board of Directors regarding the purchases and planting of the new palm trees behind Building #1.
3. Energy Committee: N/A.
4. Lobby Furniture Building #3: Chair Palagyi provided an in-depth presentation highlighting all of the committee's recommendations for re-furbishing Building #3's lobby as well as the plans for the refurbishing of the remaining lobbies. After discussion, Director Palagyi moved to approve the necessary funds to make the necessary down payments and to purchase all of the required fabrics for re-upholstery of the lobby chairs.

RESIDENT MANAGER'S REPORT:

Resident Manager Liu reviewed his Resident Manager's report with the Board of Directors. Highlights included general repairs, landscaping, maintenance activities and personnel staffing issues. It was also noted that the AOA did receive a refund check of \$7,643.98 for the chiller repairs.

UNFINISHED BUSINESS:

1. 2010 Operating Budget and Reserve Analysis: Covered under the Treasurer's Report.

NEW BUSINESS:

1. Insurance Solutions Presentation- Kalele Kai Insurance Renewal Proposal: Ms. Tracy Wong, Insurance Solutions reviewed her renewal proposal for Kalele Kai AOA's insurance coverage with the Board of Directors and answered questions posed by the AOA.
2. House Rule Violations – Move-in/Move-out Policies: Director Tangren noted that there have been several violations of the house rules regarding moving-in/moving-out of the property to include using the buildings lobbies. Additionally, it was noted that there several violations whereby deliveries were also being made through the front lobby. Director Tangren recommended that the rules be revisited and that appropriate action be taken against violators.

CORRESPONDENCE: N/A.

ANNOUNCEMENTS: President Oakes informed the attendees that there would be an Open Forum Town Meeting for all owners on October 15, 2009 at the Cabana to discuss the 2010 budget.

EXECUTIVE SESSION: N/A.

NEXT MEETING: Thursday, October 22, 2009 at 6:30 p.m.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 8:00 p.m.

Colin Kurata
Vice President/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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