

APPROVED

**MINUTES OF THE BOARD OF DIRECTORS'
REGULAR MEETING
ASSOCIATION OF APARTMENT OWNERS
KALELE KAI**

Date: Wednesday, October 11, 2006

Place: One Keahole Place
Poolside Cabana
Honolulu, Hawaii 96825

ESTABLISHMENT OF A QUORUM

There being five or more Board members present at the meeting, a quorum was established.

Present: President Richard Rosic, Vice President James Propotnick, Secretary Colin Kurata, Treasurer Paul Jordan Directors Raymond Tanaka, Zig Palagyi and Fred Rodrigues

Absent: Directors Sharon Peterson and Kimiko Hayashi

Guests: Roland Merritt, Property Manager
Eric Woytenko, Resident Manager
Suzanne Fukumoto, Recording Secretary

Owners Present:

Ruth Nobler #1208	Judy Propotnick #2412
Ann Palagyi #3113	Carl Fratzke #1408
George Fisher #3110	Elaine Ng #3612
Eric Tan #3406	Ned Peterson #1608
Joan Harms #1514	Pia Jordan #1502
Bernard & Helen Hurtig #1508	Louis Petitfils #1009
Merrill Werblun #2312	

CALL TO ORDER

President Richard Rosic called the Regular Meeting of the Board of Directors of Kalele Kai to order at 6:35 p.m.

APPROVAL OF MINUTES

The minutes of September 13, 2006 Regular Meeting were distributed and reviewed by the Board. There being no corrections, on **motion** of Director Tanaka and seconded by Vice President Propotnick, the minutes were unanimously approved as submitted.

FINANCIAL REPORT

The financial statement for the month of September 2006 was approved, subject to audit.

RESIDENT MANAGER'S REPORT

Resident Manager Eric Woytenko gave a report on the upcoming and on-going projects to be completed around the property.

COMMITTEE REPORTS

- A. Security (Jim Propotnick) – None.
- B. Legal/House Rules (Colin Kurata) – None.
- C. Budget (Paul Jordan) – Discussed under financial report.

UNFINISHED BUSINESS

- A. Renovation Deposit & Fee - After discussion, the matter was deferred for further review of the Renovation Guidelines.
- B. Cabana Awning Installation – After the Board makes a selection on the type of awning to be installed, a notice/ballot will be sent to the membership to obtain 67% approval to proceed with the installation.
- C. Tree Replacement – The Kou trees located by the perimeter wall of the townhouses is having root problems and will be removed. The Landscaping Committee will look into a variety of trees to replace the Kou trees.
- D. Custom Pads for Elevators – On **motion** of Secretary Kurata and seconded by Vice President Propotnick, the Board unanimously approved the expenditure of \$3,300 for custom elevator pads.
- E. Landscape Renovation Update – A design plan for the entryway of Buildings 2 & 3 and the townhouses was submitted by the landscape designer. The matter will be turned over to the Landscaping Committee for recommendations.
- F. Poolside/Cabana Chairs – After discussion regarding the wear and tear of the chair, the matter was deferred for further research on cost estimates to either repair or replace the chairs.

NEW BUSINESS

None.

OWNER CORRESPONDENCE

None.


DATE, TIME, AND PLACE OF NEXT MEETING

The next Board of Directors' meeting was scheduled to be held on Wednesday, November 8, 2006 at 6:30 p.m. at the poolside cabana.

ADJOURNMENT

There being no further business to discuss, President Rosic adjourned the meeting at 7:45 p.m.

Respectfully Submitted,


Suzanne Fukumoto
Recording Secretary


Colin Kurata
Board Secretary