

REGULAR BOARD OF DIRECTORS' MEETING

Kalele Kai  
One Keahole Place  
Poolside Cabana  
Thursday October 23, 2008  
Honolulu, Hawaii

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

EXCUSED:

BY INVITATION: Bryan Liu 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 Director Peterson, seconded by Vice President Oakes, to approve the minutes of the Regular Board of Directors Meeting of September 25, 2008 and October 7, 2008. Motion carried unanimously.

ORDER OF BUSINESS

- A. Treasurer Report---Financial Statement: The September 2008 financial statement was reviewed, accepted and filed.
- B. Committees and Taskforces: Nothing to report
- C. Resident Manager Report: President Werblun reported that the office is operating and the staff is getting things done.
  1. Hiring of Resident Manager: Certified Management has provided résumés for the hiring committee to review. The first meeting of the hiring committee will be next week Monday.
  2. Elevator repair: Legal counsel has reviewed the contract between Kalele Kai and Kone. President Werblun has executed the contract so work can be started. Ordering of the materials may take as much as 6 weeks for delivery.
- D. Unfinished Business:
  1. Revision of House Rules:
    - a. B-18. Smoking: Motion made by Secretary Kurata, seconded by Director Propotnick to revise this section to read as: "No cigarettes, cigarette butts, pipes, cigars, or other refuse shall be disposed in the common elements. Smoking is not allowed inside buildings, stairwells, parking structures and within the pool and spa area. After discussion, Secretary Kurata motioned, seconded by Director Propotnick to amend the motion to remove the verbiage that includes "within the pool and spa area". The motion failed.

- b. Motion made by Treasurer Jordan, seconded by Director Tangren to revise the smoking sections to read as: "No cigarettes, cigarette butts, pipes, cigars, or other refuse shall be disposed in the common elements. Smoking is not allowed inside buildings, stairwells, parking structures and within the pool and spa area. The motion carried unanimously.

The Board requested that Certified Management have the revised House Rules updated and ready for final review by Monday October 28, 2008 and to be sent to the ownership the first week of November 2008.

E. New Business:

1. Resident Managers Unit: Motion made by Secretary Kuruta, seconded by Director Tangren to replace the carpet in the Resident Managers unit at a cost not to exceed \$4,500. Motion carried unanimously.
2. 2009 Budget Approval: Treasurer Jordan presented the assumptions used in developing the 2009 budget. Motion made by Vice-President Oakes, seconded by Secretary Kurata to approve the 2009 budget with Maintenance Fees to support the budget increasing by 9.5%. The motion carried unanimously.

F. Open dialog:

1. Discussion was held on the services provided by PurAir Hawaii and King A/C Service. President Werblun reiterated the policy in which it is the owner's responsibility to contract and service the A/C in their unit.

NEXT MEETING:

The next Regular Board of Directors' Meeting will be held on Thursday November 20, 2008 at 6:30 pm.

ADJOURNMENT:

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

Approved

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Secretary

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