

**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, November 19, 2009

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

PRESENT: President Brad Oakes, Vice President/Secretary Colin Kurata, Treasurer Paul Jordan Directors Kimiko Hayashi, Anne Palagyi, Marvin Tangren (arrived 6:39 pm), Col Richard Van Ness and James Propotnick.

EXCUSED/ABSENT: Director Mark Hertel.

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 6:30 p.m.

MINUTES: The Board unanimously approved the Regular Minutes of the Board of Directors' Meeting of October 22, 2009 as presented.

TREASURER'S REPORT:

1. Treasurer Jordan reviewed his Treasurer's report for the period ending October 31, 2009. After the review of the Financial Statement, the Board unanimously approved the filing of the financial statement, subject to audit.

(Director Tangren arrived at 6:39 pm during the Treasurer's Report)

2. Delinquencies: The Board of Directors reviewed the AOA's delinquencies as of November 19, 2009.

COMMITTEE REPORTS:

1. Building and Maintenance Committee: No report
2. Tree Replacement Committee: No report
3. Lobby Furniture Building #3: No report
4. Fines Committee: No report

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.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Fan Replacement Project Building #2: After discussion, the Board unanimously approved the expenditure of \$41,000 to purchase the exhaust fans and one supply fan for this project.
2. Establish Annual Meeting Date: The Board unanimously established the Association's Annual Meeting date as Saturday, March 13, 2010. Registration 9:30 am, call to order 10:00 am.

ANNOUNCEMENTS:

1. Annual Holiday Pot Luck: The date was announced for December 18th. RM Liu will distribute more information.
2. Expiring Director's Positions: The following Board positions are expiring in 2010: Colin Kurata, Mark Hertel, and Marvin Tangren. The Board urges all owners to consider running for the board.

CORRESPONDENCE: None

EXECUTIVE SESSION: The Board adjourned into Executive Session at 7:08 pm to discuss legal and personnel issues and reconvened into regular session at 8:30 pm.

1. The Board approved the bonus plan as presented by RM Liu
2. The Board approved changing the bonus plan to a wage increase plan for 2010

NEXT MEETING: Thursday, January 21, 2010 at 6:30 p.m. Note: This is a week earlier than the normal meeting date of the 4th Thursday of the month.

ADJOURNMENT: With no further business to discuss, President Oakes adjourned the meeting at 8:31 p.m.

Colin Kurata
Vice President/Secretary

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

Alan Takumi CMCA[®], AMS[®], ARM[®], PCAM[®]
Account Executive
Vice President, Oahu Account Executive Division