



PONO KAI  
resort-kauai

**Association of Apartment Owners of Pono Kai**

Managed by:  
  
bluegreen  
RESORTS MANAGEMENT

September 2009

**Board of Directors Message**

Enclosed are materials for our upcoming 2009 Annual Meeting of the Members. As communicated previously, the timing of the meeting was changed (from Summer to Fall) so that we could hold two meetings a year at the Pono Kai and two in California. We urge you to participate in the annual meeting by submitting your proxy (*see enclosed for additional information*). We will be discussing the operating budget for 2010 at the October meeting and will be sending that budget to all owners after that.

I hope that we have the opportunity to see you at the upcoming meetings.

Mahalo,  
Norm Chaffin – President

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**Upcoming Meetings**

October 21, 2009 – 11:00 AM at Pono Kai

**2009 Annual Meeting of the Members**

October 21, 2009 – 3:00 PM at the Pono Kai Resort  
1250 Kuhio Highway  
Kapaa, Hawaii

(Organizational meeting of the board will immediately follow Annual Meeting)

*Meeting schedule is subject to change. Meeting dates beyond October 2009 will be set following the Annual Meeting and will be communicated to owners in future mailings. Please Email Kathy.Ayrouth@bluegreencorp.com to confirm meeting dates/times.*

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**Board of Directors**

Norm Chaffin, President; Barbara Paul, Vice President;  
Stella Nelson, Secretary; Hugh Conroy, Treasurer; Dorella Lee, Member

If you are interested in serving on the Board of Directors, would like to contact board members or to obtain meeting minutes, you may write to the board, c/o Bluegreen at 4960 Conference Way North, Suite 100, Boca Raton, FL 33431 or email Kathy Ayrouth at Kathy.Ayrouth@bluegreencorp.com.

## Summary of Board Meeting Minutes

Board of Directors Meeting  
October 14, 2008

- Minutes of the July 17, 2008 board meeting were approved.
- The board reviewed the Manager's Report, Cash Report, Income Statement, Reserve Report and Delinquency Report for August 2008. It was reported that the year-end cash position was projected to be favorable by approximately \$258,711. The Reserve Report reflected expenses of \$203,509 year-to-date and a balance of \$167,213. The Treasurer's Report was approved as presented.
- The 2009 Budget and Collection Policy were unanimously approved by the board.
- The Board approved the proposal submitted by the independent auditing firm of Gertsle, Rosen & Goldenberg to perform the 2008 and 2009 audits.

Board of Directors Meeting  
January 23, 2009

- Minutes of the October 14, 2008 board meeting were approved.
- The board reviewed the Manager's Report, Cash Report, Income Statement, Reserve Report and Delinquency Report for November 2008. It was reported that the year-end cash position was projected to be favorable by approximately \$261,022, which reflected approximately \$60,000 in pre-paid fees. The Reserve Report reflected expenses of \$206,649 year-to-date and a balance of \$165,221. The Treasurer's Report was approved as presented.
- As the law firm representing the association had been dissolved, it was necessary for the Board to take action to appoint the new law firm. The board voted unanimously to ratify the action taken to appoint the law firm of Anderson, Lahne & Fujisaki and to authorize Norm Chaffin to sign appropriate documentation on behalf of the association.
- The Board discussed the possibility of Verizon to install a tower on the Pono Kai property. The board reviewed the proposed agreement and photos presented on similar installations. The board voted unanimously to direct management to forward the agreement to legal counsel for review and appointed Peter Sit as the authorized contact person to work with legal counsel.

Board of Directors Meeting  
April 2, 2009

- Minutes of the January 23, 2009 board meeting were approved.
- The board reviewed the Manager's Report, Cash Report, Income Statement, Reserve Report and Delinquency Report for January 2009. It was reported that the year-end cash position was projected to be favorable by approximately \$294,000, which reflected approximately \$50,000 in pre-paid fees. The board voted unanimously to reallocate reserve expenses. Mr. Myers discussed the recent reserve study and the need to increase reserve funding over the next several years. Mr. Myers stated that increased funding projections would be reflected in the proposed 2010 budget and as needed going forward. The board voted unanimously to fund reserves in 2009 an additional \$200,000 from prior years' earnings. The Treasurer's Report was approved as presented.
- It was reported that negotiations on the Verizon agreement were ongoing.

## How Does My Vote Count

The Association's documents provide the owners an opportunity to meet yearly to discuss their resort and vote on matters that are solely the decision of the members. A good example of this is the election of the Association's Board of Directors. It is each owner's responsibility to vote on the issues presented at the annual meeting. Featured below are some details of voting as an Association of Apartment Owners of Pono Kai Owner:

*What is a proxy?* A proxy is the written authorization by an owner(s) that appoints another person to represent and vote on behalf of such owner(s). In order to conduct business at a meeting of the members, a minimum number of owners (a quorum) must be in attendance either in person or by sending in a proxy.

*How Do I Vote?* Voting is accomplished by returning the enclosed proxy or by secret ballot at the Annual Meeting. If you cannot attend, you may delegate your votes and/or assign your rights to someone else. If you choose not to vote for directors, you may vote for quorum purposes only. There are **THREE (3)** open positions on the board. **You are entitled to cast THREE (3) votes for the election of THREE (3) candidates as Directors. Please return your proxy even if you plan to attend the meeting or if you designate someone to cast your votes on your behalf. Your proxy can be revoked at the meeting. Proxies must be received by Monday, October 19, 2009.**

### Friendly Reminders:

- All guests need to register at the Front Desk and obtain a parking pass (this includes the private units).
- All exterior installations (including window coverings, which can be seen from the outside) must be pre-approved by the BOD prior to project commencement.
- Personal items may not be stored in the common areas or on the lanai.

## Understanding the Pono Kai

As a multi-use property, understanding all of the groups at the Pono Kai can be challenging. Here's a brief explanation of each group and their involvement at the resort:

**Pono Kai Interval Owners Association (PKIOA):** Comprised of 150 timeshare units (multiple units in all buildings – A-K, which includes every unit in Building K), and 2 commercial units (Laundry and Housekeeping), PKIOA represents 59.9437% of the ownership. PKIOA is responsible for the maintenance of each of their 150 units.

**Pacific Fantasy Time Share Owners Association (PFTSOA):** Comprised of 17 timeshare units (1 unit each in B, C, G and H Buildings, 2 units each in A, D and F Buildings, 3 units in E Building, and 4 units in J Building), PFTSOA represents 7.0936% of the ownership at the Pono Kai Resort. PFTSOA is responsible for the maintenance of each of their 17 units.

**Association of Apartment Owners of Pono Kai (AOAO):** AOAO is the "master" association at the Pono Kai. Within the AOAO there are 74 wholly owned units/apartments (multiple units in buildings A-J). These units are not timeshare. An individual or organization owns each unit in the AOAO. A vast majority of the units are being utilized as second homes or vacation rental property, a handful of which are involved in a rental pool, which is managed by CRH. There is also a commercial unit, located near the lobby (where IVC is providing activity services). The AOAO is responsible for all building exteriors and the common areas (pool, tennis courts, lobby, walkways, landscaping, etc.) The 74 wholly owned units in the AOAO represent 32.9627% of the total ownership.

Every owner at the resort (including PFTSOA and PKIOA owners) is a member of the AOAO.

AOAO (whole owners) - 32.9627%  
PKIOA - 59.9437%  
PFTSOA - 7.0936%

## Pono Kai O'hana Update

We proudly announce the recent accomplishments and/or events of our Pono Kai staff members and offer our congratulations:

### Births

Pualani Foster (Front Desk) was blessed with the birth of her daughter, Malia in May.

### Community College Graduates

Bernadette Garcia (Front Desk) received her degree in Hospitality and Tourism.

Pamela Fulton (Front Desk) received her degree in Business Technology.

Makana Contrades (Front Desk) received her degree in Massage Therapy.

Jaron Sit (Maintenance) received his degree in Auto Body Mechanics.

### Bluegreen "Gung Ho" 2<sup>nd</sup> Quarter Award Winner

Dawn Hernandez (Front Desk) was one of six Bluegreen employees (company wide) who received this award.

### Anniversary Service Awards (10+ years)

#### 21 Years

Carmen Aranda (Housekeeping)

Emilio Neiva (Grounds)

Nena Aranda (Housekeeping)

#### 20 Years

Carlina Tumaneng (Housekeeping)

Emelda Gapuz (Housekeeping)

#### 19 Years

James Meadow (Maintenance)

Steven Pimental (Grounds)

#### 18 Years

Perlita Baldonado (Housekeeping)

Jimmy Ornellas (Grounds)

#### 17 Years

Mauro Delos Santos (Housekeeping)

#### 15 Years

Marilyn Solatre (HR/Accounting)

#### 14 Years

Remy Dela Cruz (Front Desk)

#### 13 Years

Charles Steiner (Maintenance)

Daisy Toribio (Housekeeping)

#### 12 Years

Martina Cubangbang (Housekeeping)

Eloy Jose Juan Jr. (Housekeeping)

Nora Badua (Housekeeping)

Robert Egan (Maintenance)

Jeanelle Somera (Housekeeping)

#### 10 Years

Marilyn Cabalona (Housekeeping)

Pualani Foster (Front Desk)

Teddy Quetula (Maintenance)

### Contact Information

Bluegreen Resorts Management, Inc.

[www.bluegreenonline.com](http://www.bluegreenonline.com)

Billing Questions

**877-688-9889**

Monday – Friday

8:00 AM to 5:00 PM (Eastern)

Saturday

9:00 AM to 5:30 PM (Eastern)



The Pono Kai Resort

[www.ponokai-resort.com](http://www.ponokai-resort.com)

**808-822-9831**