

**JULY 1, 2011 - JUNE 30, 2013
 CONDOMINIUM ASSOCIATION BIENNIAL
 REGISTRATION APPLICATION**

FOR OFFICE USE ONLY				
6/6/2011				
593	009779705	13-	6/01/11	50.00
906	009779706	13-	6/01/11	252.00

**ALL INFORMATION PROVIDED
 IS PUBLIC INFORMATION**

**BIENNIAL REGISTRATION DEADLINE: Tuesday, May 31, 2011
 (Bond exemption reapplication deadline: Thursday April 28, 2011)**

1. Project registration number: 16

Name of condominium project: **POKAI BAY BEACH CABANAS**

Project street address (required): **85-933 BAYVIEW ST WAIANAE HI 96792**

Total # units: **63** Expiration of bond on file with Commission: **6/23/2011 2012**

NOTE: If no information is printed in the "Expiration of bond on file with Commission" field, the AOOU has previously applied for a fidelity bond exemption (all fidelity bond exemptions expire at the conclusion of the biennial registration period). Question #5 of this application allows the AOOU to select a fidelity bond exemption.

2. a. List the names of the officers of the association (all information provided is public information)

President (required): Randy Pisani
 Vice President (optional): Sara Epling
 Secretary (required): Dorothy Knox
 Treasurer (required): Maria Allen

b. Designated officer (from section 2a) for direct contact (required):

Title: President Name: Randy Pisani
 Mailing address (public): 85-933 Bayview St. #307
 City: Waianae State: HI Zip: 96792 Day Phone: 539-9177
 Public Email (optional): _____

3. a. Person to receive AOOU correspondence & calls from Commission (required):

This Individual will receive notices to update fidelity bond coverage, as well as correspondence from the Commission.

Title: Admin. Coordinator Name: Margaret Lim
 Mailing Address: P.O. Box 38078
 City: Honolulu State: HI Zip: 96837-1078 Day Phone: 539-9547
 Public Email (optional): margaretl@hawaiianprop.com

b. Pursuant to Act 158, Session Laws of Hawaii 2009, please identify the individual designated to provide reasonable access to persons authorized to serve civil process, in compliance with Chapter 634, Hawaii Revised Statutes.

Name: Hal Brown

Reg	593	\$50	\$ 50 \$252
CEF	910	\$ 4 x63	
Service Fee	BCF	\$25	
Bond Exemption ..	593	\$50	
TOTAL DUE			\$302

4. Management status (required): (check ONE only and fill in corresponding info)

Self-managed by Association of Unit Owners (see Instructions) Public Email: _____ (Optional)

Title: _____ Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Day Phone: _____

Managed by Condominium Managing Agent (see Instructions) Public Email: _____ (Optional)

Management Company: Hawaiian Properties, Ltd.

Mailing Address: P.O. Box 38078

City: Honolulu State: HI Zip: 968371078 Day Phone: 539-9777

5. a. Evidence of Fidelity Bond (required) (Between sections 5a and 5b CHECK ONE ONLY; see Question #1 for preprinted expiration date of bond on file with the Commission)

- No evidence of fidelity bond is attached because bond on file in Question #1 expires AFTER June 30, 2011.
- Completed CSI form or certificate of insurance form is attached because bond on file in Question #1 expires ON OR BEFORE June 30, 2011, or evidence of current fidelity bonding is NOT on file with the Commission.

b. Bond Exemption (If applying for a bond exemption, select ONE of the following exemptions. A corresponding bond exemption form on page B-2, B-3, or B-4 must be completed as part of the application process). An additional \$50 bond exemption application fee must be added to the preprinted total due on page A-1.

- Sole Owner:** Where all condominium units are owned by a sole individual, sole corporation, sole partnership, sole Limited Liability Corporation ("LLC"), or sole Limited Liability Partnership ("LLP").
- 20 or Fewer Units:** Where the condominium project contains 20 or fewer units.
- 100% Commercial Use:** Where all condominium units are 100% commercial use.

6. Owner occupancy: Percentage (estimate if not known) of residential use units in the project which are owner-occupied: 17.18 %

7. Annual operating budget: Did the AOJU board of directors adopt an annual operating budget? Yes No
If yes, is it distributed to each unit owner? Yes No

8. Maintenance fees: (see Instructions)

a. State the lowest and highest MONTHLY maintenance fees assessed for any unit in the last two years.

Lowest per month: \$ 210.00 (please do NOT attach maintenance fees for every unit)
Highest per month: \$ 210.00

b. Has there been an increase in maintenance fees in the last two years? Yes No

c. What is the AOJU's total amount of current DELINQUENT maintenance fees over 90 days? \$ 15,584.79

9. Special assessments:

a. Were special assessments levied against the owners within the last two years? Yes No

If yes, how much per unit? \$ _____

If yes, for what purpose? _____

b. Is there any plan to collect a special assessment in the near future? Yes No

If yes, when? _____

If yes, how much per unit? \$ _____

If yes, for what purpose? _____

10. Reserve studies and replacement reserves: (see Instructions)

- a. Has the AOOU reserve study been annually updated? Yes No
- b. Has the AOOU adopted an annual operating budget for replacement reserves? Yes No
- c. For the current fiscal year, is the AOOU collecting a minimum of fifty percent of the estimated replacement reserves OR funding one hundred percent of the estimated replacement reserves when using a cash flow plan? Yes No
- d. Has the AOOU funded replacement reserves through special assessments? Yes No
- e. Has the AOOU exceeded its annual operating budget during anytime in the last two fiscal years? Yes No
 If yes, where did the Association find the monies for the extra expenses?
 From Reserves From Special Assessments From a Combination of Reserves/Assessments
 Loan Increased Maintenance Fees
- f. Where are the reserves deposited/invested? Select all that apply.
 Deposited in a financial institution, including a federal or community credit union, located in the State and whose deposits are insured by an agency of the United States government;
 Held by a corporation authorized to do business under Article 8 of Chapter 412, HRS;
 Held by the United States Treasury;
 Purchased in the name of and held for the benefit of the association through a securities broker that is registered with the Securities and Exchange Commission, that has an office in the State, and the accounts of which are held by member firms of the New York Stock Exchange or National Association of Securities Dealers and insured by the Securities Insurance Protection Corporation;
 Demand deposits, investment certificates, savings accounts, and certificates of deposit;
 Obligations of the United States government, the State of Hawaii, or their respective agencies;
 Mutual funds comprised solely of investments in the obligations of the United States government, the State of Hawaii, or their respective agencies;
 Out of state institution.

- 11. Does the AOOU conduct an annual financial audit of AOOU funds by a public accountant? Yes No
- 12. Does the AOOU prohibit pets? Yes No
 If yes, are pet prohibitions stated in the recorded bylaws? Yes No
- 13. Does your AOOU maintain and make available for owner-review during reasonable hours a reference binder containing the Board of Directors Guides, Real Estate Commission brochures, Chapters 514A and 514B, HRS, Chapter 107, HAR, copies of the declaration, bylaws, house rules and any amendments? Yes No
- 14. a. Has the AOOU made any changes to the common elements within the last two years? Yes No
 b. Have all declaration and bylaw changes been recorded with the Bureau of Conveyance or the Land Court?
 Yes No
- 15. Has the AOOU amended the declaration, bylaws, condominium map or other constituent documents to adopt the provisions of Chapter 514B, HRS? Yes No
- 16. a. Has the AOOU utilized mediation or arbitration to resolve condominium disputes within the last two years?
 Yes No
 If yes, how many times? Mediation: _____ Arbitration: _____
- b. Have any lawsuits been filed against the association in the last two years? Yes No
- c. Are there any civil or criminal judgments entered against the association in the last two years? Yes No
- 17. a. Does the AOOU have a separate email account? Yes No
 What is the association's **public** email address? (optional) _____
- b. Does the AOOU maintain an internet website? Yes No
 What is the **public** website address? (optional) _____
- 18. How does the AOOU disseminate new information to homeowners regarding changes to bylaws, house rules, HRS Chapters 514A and 514B, and HAR Chapter 107? Select all that apply.
 Newsletter Mailings Bulletin Board Email Website Other

RECEIVED
 REAL ESTATE HAWAII
 PVL
 APR 19 11:24 AM
 OFFICE OF THE CLERK OF THE SUPREME COURT
 HONOLULU, HAWAII

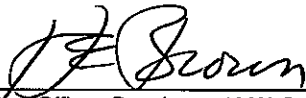
**CERTIFICATION OF CONDOMINIUM ASSOCIATION OFFICER, DEVELOPER, 100% SOLE OWNER, OR
MANAGING AGENT WITH DELEGATION OF DUTY TO REGISTER**
For the period July 1, 2011 – June 30, 2013

1. I have read and understand the Instructions.
2. I certify that this application is complete as required, and is accompanied by the required documents and fees.
3. I certify that I am authorized to sign this certification on behalf of this condominium association, that the information provided is true and correct, and that there are no material omissions. (It is unlawful for any AOOU, its officers, board, or agents to file with the Commission any information that is false or contains a material misstatement of fact (§§ 514A-134 and 514B-99.3, HRS). Any violation is a misdemeanor.
4. I certify that any changes to the required information provided in questions one (1) through five (5) of the registration application information, as required by § 514B-103(a)(1), HRS, shall be reported to the Real Estate Commission, in writing, within 10 days of the date of change. I further certify that the condominium association shall continue to update all other information during the biennial registration period as required by statute and provide updated information as requested by the Real Estate Commission. Also, written notification shall be provided to the Real Estate Commission at least 30 days prior to cancellation, termination, or a material change to the information provided in the evidence of fidelity bond coverage.
5. I certify that this condominium association does maintain continuous fidelity bond coverage in compliance with § 514B-143(a)(3), HRS, and that evidence of fidelity bonding or bond exemption shall be filed with the Real Estate Commission throughout this entire registration period. This condominium association acknowledges that its registration shall be automatically terminated for failure to provide the Real Estate Commission with evidence of continuous fidelity bond coverage (if applicable) through June 30, 2013.
6. This condominium association has received sufficient notice that if it fails to submit a completed registration application and fails to maintain continuous fidelity bond coverage or an approved fidelity bond exemption, it shall not have standing to maintain any action or proceeding in the courts of this State until it properly registers (§ 514B-103(b), HRS).

RECEIVED
PVL
REAL ESTATE BRANCH

'11 MAY 18 12:25

DEPT OF COMMERCE
& CONSUMER AFFAIRS
STATE OF HAWAII


 Signature of Association Officer, Developer, 100% Sole Owner, or Managing Agent
 (Original signature or stamp preferred, however facsimile or photocopied signatures
 are accepted)

Hal Brown, CMAA

Print Name

5/12/11

Date

POKAI BAY BEACH CABANAS Hawaiian Properties, Ltd.

Print Name of Condominium Association (Managing Agent include CMA Name)

CHECK ONE ONLY: President Vice-President Secretary Treasurer
 Developer or Developer's Agent registering for unorganized association
 100% Sole Owner of Condominium Project
 Managing Agent with Delegation of Duty to Register

Mail or deliver all fees & documents to: Real Estate Branch, AOOU Registration, 335 Merchant St., Rm. 333, Honolulu, HI 96813

If you need assistance: call (808) 586-2643 to speak to a condominium registration clerk.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.