Condominium Association Biennial Registration

Department of Commerce & Consumer Affairs

All information provided is public information
(Online application created on May 22, 2013)

1. Project Registration Information

Project Registration Number:
76

Name of Condominium Project:
KAMAAINA THE

Project Street Address:
1520 WARD AVE

Total # Units:
56

Expiration of bond on file with Commission:
04/10/2013

NOTE: If no information is printed in the "Expiration of bond on file with Commission" field, the AOUO 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 AOUO to select a fidelity bond exemption.

Association Information

2. Officers & direct contact

2a. AOUO Officers: (public information)

President:
GLOVER, TED

V. President:
BOOKATZ, ADAM

Secretary:
KUBO, CURTIS

Treasurer:
BAKER, JOYCE

2b. Direct Contact Officer:.

Title:
PRESIDENT

Last Name:
GLOVER

First Name:
TED

Officer's Mailing Address(public):
1520 WARD AVE #904
HONOLULU,HI96822

Day Phone:
808-535-9085

Public Email:

3. Notices & Authorization

3a. Person to receive correspondence/contact from Commission:
This Individual will receive notices to update fidelity bond coverage, as well as correspondence from the Commission.

Title:
MGMT EXEC

Last Name:
EKIMOTO

First Name:
LOIS

Officer's Mailing Address(public):
711 KAPIOLANI BLVD #700
HONOLULU,HI96813

Day Phone:
808-593-6894

Public Email:

3b. Individual responsible for implementing access policy for service of process.

Name:
PAUL HERTRICH, RESIDENT MANAGER

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 Hawaii Revised

Statutes Chapter 634.

4. AOUO Management Status

Managed by Condominium Managing Agent

Management Company:
HAWAIIANA MGMT CO LTD

Officer's Mailing Address(public):
711 KAPIOLANI BLVD #700
HONOLULU,HI96813

Day Phone:
808-593-9100

Public Email:

5. Bond Information

Fidelity Bond Exemption: An AOUO that is unable to obtain a fidelity bond may seek approval for a bond exemption from the Commission (HRS §514A-95.1(a)(1)). Select which type of exemption the AOUO is requesting. The AOUO may submit only ONE type of bond exemption if the AOUO meets all the conditions and terms stated on the application. An additional $50 nonrefundable bond exemption application fee will be added to the total amount due. If the bond exemption is denied, then the AOUO must submit evidence of current fidelity bonding no later than the May 31, 2011 registration deadline. All fidelity bond exemptions expire at the conclusion of the biennial registration period, shall be reapplied for each biennial registration period, and shall be submitted at least 30 days prior to the biennial registration deadline.

No Exemption Requested

Fee & Assessment

6. Owner occupancy:

Percentage of residential use units in the project which are owner-occupied
78.57%

7. Annual operating budget:

Did the AOUO board of directors adopt an annual operating budget?
Yes

If yes, is it distributed to each unit owner?
Yes

8. Maintenance fees:

(see Instructions (instructions.html))

State the lowest and highest MONTHLY maintenance fees assessed for any unit.
Lowest per month:
$398.12

Highest per month:
$537.33

Has there been an increase in maintenance fees in the last two years?
Yes

What is the AOUO's total amount of current DELINQUENT maintenance fees over 90 days?
$36130.94

9. Special assessments:

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

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

Other information

10. Reserves:

(see Instructions (instructions.html))

Has the AOUO reserve study been annually updated?
Yes

10b. Has the AOUO adopted an annual operating budget for replacement reserves?
Yes

10c. Is the AOUO funding 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

10d. Has the AOUO funded replacement reserves through special assessment?
No

10e. Has the AOUO exceeded its annual operating budget during anytime in the last two fiscal years?
Yes

If yes, where did the Association find the monies for the extra expenses?
From Reserves
No

From Special Assessments
No

From a Combination of Reserves/Assessments

No

Loan

No

Increased Maintenance Fees

Yes

10f. Where are the reserves deposited/invested?

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;

Yes

Held by a corporation authorized to do business under HRS Chapter 412, Article 8;

No

Held by the United States Treasury;

No

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.

No

Demand deposits, investment certificates, savings accounts, and certificates of deposit;

No

Obligations of the United States government, the State of Hawaii, or their respective agencies;

No

Mutual funds comprised solely of investments in the obligations of the United States government, the State of Hawaii, or their respective agencies;

No

Out of state institution.

No

11. Audit:

Does the AOUO conduct an annual financial audit of AOUO funds by a public accountant?

Yes

12. Pets:

Does the AOUO prohibit pets?

Yes

If yes, are pet prohibitions stated in the recorded bylaws?

Yes

13. AOUO Educational Materials

Does your AOUO maintain and make available for owner-review during reasonable hours a reference binder containing the Hawaii Condominium Bulletin, Board of Directors Guides, Real Estate Commission brochures, HRS Chapters 514A and 514B, HAR Chapter 107, copies of the declaration, bylaws, house rules, and any amendments?

Yes

14. Changes to Common Elements; Amendment of Project Documents

Has the AOUO made any changes to the common elements within the last two years?

No

Have all declaration and bylaw changes been recorded with the Bureau of Conveyance or the Land Court?

Yes

15. Adoption

Has the AOUO amended the declaration, bylaws, condominium map or other constituent documents to adopt the previsions of HRS Chapter 514B?

Yes

16. Mediation/Arbitration/Lawsuits

Has the AOUO utilized mediation or arbitration to resolve condominium disputes within the past two years?

No

Have any lawsuits been filed against the association in the last two years?

No

Are there any civil or criminal judgements entered against the association in the last two years?

No

17. Email address; Internet Website

Does the AOUO have a separate email account?

No

Does the AOUO maintain an internet website?

No

18. Dissemination of Education Materials to Owners

How does the AOUO disseminate new information to homeowners regarding changes to bylaws, house rules, HRS Chapters 514A and 514B, and HAR Chapter 107?

Newsletter

No

Mailings

Yes

Bulletin Board

No

Email

No

Website

No

Other

No

CERTIFICATION OF CONDOMINIUM ASSOCIATION OFFICER, DEVELOPER, 100% SOLE OWNER or MANAGING AGENT WITH DELEGATION OF DUTY TO REGISTER

For the Period of July 1, 2013 - June 30, 2015

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 AOUO, its officers, board, or agents to file with the Commission any information that is false or contains a material misstatement of fact (HRS §514A-134 and 514B-99.3). 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 HRS §514B-103(a)(1), 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 HRS §514B-143(a)(3), 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, 2011.
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 (HRS §514B-103(b)).

Name of Association Officer, Developer, 100% Sole Owner, or
Managing Agent with Delegation of Duty to Register Completing this Application:
LOIS EKIMOTO

- **Managing Agent with Delegation of Duty to Register (/static/pdf/aouo_delegation_of_duty.pdf)**

Name of Condominium Project: **KAMAAINA THE**
Reg.....593.....$50.00
CEFT.....906.....$7.00 x 56 = $392.00
Total Amount Due for Registration = $442.00

Payment Method: ECHECK
Received On: May 22, 2013
Contact Email: kacieg@hmcmgt.com

Condominium Association Biennial Registration

Real Estate Branch, Association Registration, DCCA
335 Merchant Street, Room 333 • Honolulu, HI 96813

Phone: 808-586-2643 • Email: hirec@dcca.hawaii.gov (mailto:hirec@dcca.hawaii.gov)

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