

Condominium Association Biennial Registration

Department of Commerce & Consumer Affairs



All information provided is public information
(Online application created on April 22, 2015)

1. Project Registration Information

Project Registration Number:
89

Name of Condominium Project:
HALE KAAPALI

Project Street Address:
45 KAI ALA DR

Total # Units:
302

Expiration of bond on file with Commission:
07/28/2015

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.

Association Information

2. Officers & direct contact

2a. AOOU Officers: (public information)

President:
WEIL, NORM

V. President:
BLACK, CHARLES

Secretary:
KEYS, HENRY

Treasurer:
MCDOWELL, GEORGE

2b. Direct Contact Officer:

Title:
PRESIDENT

Last Name:
WEIL

First Name:
NORM

Officer's Mailing Address(public):
975 VISTA ROAD
HILLSBOROUGH,CA94010

Day Phone:
650-692-6335

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:
MANAGING AGENT

Last Name:
OKADA

First Name:
RUTH

Officer's Mailing Address(public):
2155 KALAKAUA AVE 5TH FLR
HONOLULU,HI96815

Day Phone:
808-931-1438

Public Email:

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

Name Primary:
RUTH OKADA

Title:
PROPERTY MANAGER

Telephone:
808-931-1577

Name Alternate:
LORRIN IKEDA

Title:
PROPERTY MANAGER

Telephone:
808-931-1577

Pursuant to HRS § 514B-106.5, 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:
ASTON HOTELS & RESORTS LLC

Officer's Mailing Address(public):
2155 KALAKAUA AVE 5TH FLR
HONOLULU, HI 96815

Day Phone:
808-931-1438

Public Email:
PROPMGMT@ASTONHOTELS.COM

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 June 30, 2015 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 the project which are owner-occupied
2.5%

7. Annual operating budget:

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

Yes

8. Reserves:

(see [Instructions \(instructions.html\)](#))

8. 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

If yes, what is the percent funded?

50.0%

Other information

9. 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

If yes, where are the materials kept?

Association Website/ AOA Office/ Management Office

10. Adoption

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

Yes

11. Mediation/Arbitration

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

Yes

If yes, how many times?

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:

~~Aston Hotels & Resorts, LLC~~ Ruth Okada y 8/27/15

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

Name of Condominium Project: **HALE KAAPALI**

Reg.....593.....\$60.00

CETF.....906.....\$10.00 x 302 = \$3020.00

Total Amount Due for Registration = \$3080.00

Payment Method: CREDIT_CARD

Received On: May 8, 2015

Contact Email: propmgmt@astonhotels.com

RECEIVED
 REAL ESTATE DIVISION
 15 AUG 31 PM 2:51
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 STATE OF HAWAII

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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