

**JULY 1, 2009 - JUNE 30, 2011  
 CONDOMINIUM ASSOCIATION BIENNIAL  
 REGISTRATION APPLICATION**

<b>FOR OFFICE USE ONLY</b>		
2/1/2010		
593 00801613	13- 2/03/10	150.00
906 00801614	13- 2/03/10	132.00

**ALL INFORMATION PROVIDED  
 IS PUBLIC INFORMATION**

**BIENNIAL REGISTRATION DEADLINE: Thursday, May 29, 2009  
 (Bond exemption reapplication deadline: Thursday, April 30, 2009)**

1. Project registration number: 1818

Name of condominium project: **WAILUKU EXECUTIVE CENTER**  
 Project street address (required): <sup>24</sup> ~~34~~ N CHURCH ST WAILUKU HI 96793 <sup>Suite 409</sup>  
 Total # units: 30 Expiration of bond on file with Commission:

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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): Anthony P. Takitau  
 Vice President (optional): Alan Takitau  
 Secretary (required): Anthony P. Takitau  
 Treasurer (required): Anthony P. Takitau

b. Designated officer (from section 2a) for direct contact (required):  
 The Hawaii Condominium Bulletin is mailed to this person for distribution.

Title: Pres Name: Anthony P. Takitau  
 Mailing address (public): 24 N. Church St. #409  
 City: Wailuku State: HI Zip: 96793 Day Phone: (808) 242-4049  
 Public Email (optional): \_\_\_\_\_

3. Person to receive AOOU correspondence & calls from Commission (required):  
 This Individual will receive notices to update fidelity bond coverage, as well as correspondences (except the Hawaii Condominium Bulletin and broader education materials) from the Commission.

Title: \_\_\_\_\_ Name: same as above 2 (B)  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
 Public Email (optional): \_\_\_\_\_

Reg 593  
 CEF 906  
 Total \$282.00

\$150.00  
 132.00

Reg .....	593 .....	\$50	\$ 50 + 50 =	\$100.00
CEF .....	906 .....	\$ 4 x30	\$120 + 12 =	132.00
Service Fee .....	BCF .....	\$25		
Bond Exemption ..	593 .....	\$50		50.00
	<b>TOTAL DUE</b>	<b>\$170</b>		<b>\$282.00</b>

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: pres Name: Anthony P. Tikitani  
 Mailing Address: 24 N. Church St., #409  
 City: Wailuku State: HI Zip: 96793 Day Phone: (808) 242-4049

Managed by Condominium Managing Agent (see Instructions) Public Email: \_\_\_\_\_ (Optional)  
 Management Company: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Day Phone: \_\_\_\_\_

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, 2009.
- Completed CSI form or certificate of insurance form is attached because bond on file in Question #1 expires ON OR BEFORE June 30, 2009, 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: \_\_\_\_\_ %

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: \$ 450  
 Highest per month: \$ 1952 (please do NOT attach maintenance fees for every unit)

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? \$ none

9. Special assessments:

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

If yes, how much per unit? \$ pro-rated according to total square footage.

If yes, for what purpose? elevator repairs / higher than expected electricity costs.

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? \_\_\_\_\_

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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.

N/A

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- 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 *Hawaii Condominium Bulletin*, 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

**CERTIFICATION OF CONDOMINIUM ASSOCIATION OFFICER, DEVELOPER, 100% SOLE OWNER, OR  
MANAGING AGENT WITH DELEGATION OF DUTY TO REGISTER**  
**For the period July 1, 2009 – June 30, 2011**

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, 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 (§ 514B-103(b), HRS).

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

Anthony P. Kaitani  
Print Name

1/11/10  
Date

Wailuku Executive Center ✓  
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.

**Conditions and Terms  
SOLE OWNER AOOU FIDELITY BOND EXEMPTION APPLICATION**

**NOTICE:** Effective 6/13/00, applicants must add an additional \$50 nonrefundable bond exemption application fee to the total fees due on the bottom of page A-1 pursuant to §16-53-16.8(3)(D)(ii), HAR.

Where all condominium units are owned by a sole individual, sole corporation, sole partnership, sole Limited Liability Company (LLC), or sole Limited Liability Partnership (LLP):

- 1) The AOOU, through its board of directors, shall certify to the Commission that it has obtained recent letters from three (3) separate insurance carriers confirming that the AOOU is unable to obtain fidelity bond coverage;
- 2) The board of directors shall adopt a resolution acknowledging its request for this fidelity bond exemption;
- 3) All units shall continue ownership by the sole individual, corporation, partnership, LLC, or LLP throughout the registration period;
- 4) If the sole owner is a corporation, partnership, LLC, or LLP, the entity shall be registered and in good standing with the Business Registration Division of the Department of Commerce and Consumer Affairs;
- 5) The AOOU, through its board of directors, shall comply with the following financial controls:
  - a. The board shall prevent any one individual (or entity) from having sole control over association funds and records without the supervision of at least one other association owner, director, or officer;
  - b. The board have separate operating and reserve accounts;
  - c. The board shall create countersigning requirements for checks drawn on association accounts in excess of \$2,500; and
  - d. The board of directors shall promptly and diligently review all AOOU fund account statements;
- 6) With the exception of the fidelity bond exemption, the AOOU and its board of directors shall comply with the provisions of Chapter 514B, HRS, and Chapter 107, HAR (Subchapter 6);
- 7) The AOOU and the applicant shall be responsible for the subject AOOU registration and fidelity bond exemption, and that the applications for AOOU registration and for fidelity bond exemption are signed by the sole owner individual, officer of the corporation, general partner of the partnership or LLP, or manager or member of the LLC, AND by an officer of the AOOU;
- 8) The AOOU and the applicant shall immediately report to the Commission any changes in the ownership of the units or other material changes that affect the fidelity bond exemption;
- 9) The conditional registration and fidelity bond exemption expire at the conclusion of the biennial registration period and must be reapplied for with each biennial registration period, and shall be submitted at least 30 days prior to the biennial registration deadline; and failure to abide by these conditions and terms shall result in termination of the fidelity bond exemption and the association registration.

**CERTIFICATION BY AOOU SOLE OWNER, AOOU OFFICER OR MANAGING AGENT:** I certify that I am authorized to sign this certification, and I hereby acknowledge, consent and agree to the conditions and terms stated above for a Sole Owner AOOU Fidelity Bond Exemption for the period July 1, 2009 - June 30, 2011. I further certify that this AOOU is unable to obtain a fidelity bond and has evidence supporting the inability (§26-9(q), HRS).

By: \_\_\_\_\_

Signature of Sole Owner  
(Original signature or stamp preferred, however facsimile or photocopied signatures are accepted)

Print Name of Sole Owner: Anthony G. Jakitain

Date: 7/14/10

**Check One Only:**

- Sole Owner Individual  
 Sole Owner Corporate Officer (state title of officer here): \_\_\_\_\_  
 Sole Owner General Partner of Partnership  
 Sole Owner General Partner of LLP  
 Manager or Member of LLC

By: \_\_\_\_\_

Signature of AOOU Officer OR Managing Agent with completed Delegation of Duty to Register form on file.

Print Name of AOOU Officer or Managing Agent: Anthony G. Jakitain

Date: 7/14/10

**Check One Only:**

- President  Vice President  
 Secretary  Treasurer  
 Managing Agent

Print Name of AOOU: Wailuka Executive Center