

**JULY 1, 2005 - JUNE 30, 2007  
 CONDOMINIUM ASSOCIATION BIENNIAL  
 REGISTRATION APPLICATION**

**FOR OFFICE USE ONLY**  
 11/25/05

**ALL INFORMATION PROVIDED  
 IS PUBLIC INFORMATION**

**BIENNIAL REGISTRATION DEADLINE: Tuesday, May 31, 2005  
 (Bond exemption reapplication deadline: Monday, May 2, 2005)**

1. Project registration number: **3255**

Name of condominium project: **PUNALUU KAI**

593 00009845	3- 7/15/05	50.00
918 00009846	3- 7/15/05	24.00

Project street address (required): **53-524 KAMEHAMEHA HWY HAUULA HI 96717**

Total # apartments: **6** Expiration of bond on file with Commission: **Continuous**

NOTE: If no information is printed in the "Expiration of bond on file with Commission" field, the AOA 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 AOA 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): Erica Kaaihue  
 Vice President (optional): \_\_\_\_\_  
 Secretary (required): ~~Donn Eisole~~ Erica Kaaihue  
 Treasurer (required): Donn Eisole

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

Title: Treasurer Name: Donn Eisole  
 Officer's public address: 53 524 A Kam Hwy  
 City: Hauula State: HI Zip: 96717 Day Phone: 927 5107

3. a. Person responsible to complete this AOA registration application (required): \_\_\_\_\_ Public Email: \_\_\_\_\_ (Optional)  
 Communications regarding an incomplete application will be directed to this person.

Title: Treasurer Name: Donn Eisole  
 Mailing Address: 53-524 A Kam  
 City: Hauula State: HI Zip: 96717 Day Phone: 927 5107

b. Person to receive AOA correspondence & calls from Commission (required): \_\_\_\_\_ Public Email: \_\_\_\_\_ (Optional)  
 Individual to receive notices to update fidelity bond coverage, as well as correspondence (except the *Hawaii Condominium Bulletin* and broader education materials) from the Commission.

Title: Treasurer Name: Donn H Eisole  
 Mailing Address: 53 524 A Kam Hwy  
 City: Hauula State: HI Zip: 96717 Day Phone: 927 5107

Reg .....	593 .....	\$50	\$ 50
CEF .....	918 .....	\$ 4 x 6	
Service Fee .....	BCF .....	\$15	\$24
Bond Exemption ..	593 .....	\$50	
<b>TOTAL DUE</b>			<b>\$74</b>

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

Self-managed by Association of Apartment Owners (see Instructions) Public Email: \_\_\_\_\_ (Optional)

Title: Trustee Name: Danny Eisele

Mailing Address: 53 524 A Kaimo Hwy

City: Honolulu State: HI Zip: 96717 Day Phone: \_\_\_\_\_

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, 2005.
- Completed CSI form or certificate of insurance form is attached because bond on file in Question #1 expires ON OR BEFORE June 30, 2005, 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 apartments are owned by a sole individual, sole corporation, sole partnership, sole Limited Liability Corporation ("LLC"), or sole Limited Liability Partnership ("LLP").
- 20 or Fewer Apartments:** Where the condominium project contains 20 or fewer apartments.
- 100% Commercial Use:** Where all condominium apartments are 100% commercial use.

6. Owner occupancy: Percentage (estimate if not known) of residential use apartments in the project which are owner-occupied: 80 %

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

8. Maintenance fees: (see Instructions)

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

Lowest per month: \$ 12 (please do NOT attach maintenance fees for every apartment)  
Highest per month: \$ 12

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

c. What is the AOA's total amount of current DELINQUENT maintenance fees over 90 days? \$ 0

9. Special assessments:

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

If yes, how much per apartment? \$ \_\_\_\_\_

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 apartment? \$ \_\_\_\_\_

If yes, for what purpose? \_\_\_\_\_

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

- a. Has the AOA reserve study been annually updated?  Yes  No
- b. Has the AOA adopted an annual operating budget for replacement reserves?  Yes  No
- c. For the current fiscal year, is the AOA 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 AOA funded replacement reserves through special assessments?  Yes  No
- e. Has the AOA 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, 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, 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 AOA conduct an annual financial audit of AOA funds by a public accountant?  Yes  No

12. Does the AOA prohibit pets?  Yes  No

If yes, are pet prohibitions stated in the recorded bylaws?  Yes  No

13. Does your AOA 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 Chapter 514A, HAR Chapter 107, copies of the declaration, bylaws, house rules and any amendments?  Yes  No

14. a. Has the AOA made any changes to the common elements within the last two years?  Yes  No

b. Have all bylaw changes been recorded with the Bureau of Conveyance or the Land Court?  Yes  No

15. a. Are there any leasehold apartments in this project?  Yes  No

If yes, what is the lease negotiation date? \_\_\_\_\_

b. Has the AOA, or have the apartment owners, purchased the lease fee interests in the last five (5) years?  Yes  No

16. a. Has the AOA 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 AOA have a separate email account?  Yes  No

If yes, what is the association's **public** email address? (optional) \_\_\_\_\_

Indicate the AOA's agreement to receive public information from the Real Estate Commission through email.

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Provide information through email?  Yes  No

b. Does the AOA maintain an Internet website?  Yes  No

If yes, what is the **public** website address? (optional) \_\_\_\_\_

18. How does the AOA disseminate new information to homeowners regarding changes to bylaws, house rules, HRS Chapter 514A, and HAR Chapter 107? Select all that apply.

- Newsletter       Mailings       Bulletin Board       Email       Website       Other

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**CERTIFICATION OF CONDOMINIUM ASSOCIATION OFFICER, DEVELOPER, 100% SOLE OWNER, OR  
MANAGING AGENT WITH DELEGATION OF DUTY TO REGISTER**  
**For the period July 1, 2005 – June 30, 2007**

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 AOA, 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). 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 §514A-95.1(a)(1) and (2), 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 §514A-95.1, 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, 2007.
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 as required by HRS §514A-95.1, it shall not have standing to maintain any action or proceeding in the courts of this State until it properly registers (HRS §514A-95.1(b)).

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

Danny H. Eisole  
 Print Name

6/25/05  
 Date

PUNALUU KAI  
 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, AOA Registration, 335 Merchant Street, Room 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.