

# Condominium Association Biennial Registration

## Department of Commerce & Consumer Affairs

All information provided is public information  
(Online application created on May 19, 2015)

### 1. Project Registration Information

Project Registration Number:  
4750

Name of Condominium Project:  
VILLAS AT KE ALAULA THE

Project Street Address:  
KE 'ALAULA PL

Total # Units:  
17

Expiration of bond on file with Commission:  
07/01/2015

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:  
MASSERY, BARBARA

V. President:  
WINDLER, THOMAS

Secretary:  
WINDLER, THOMAS

Treasurer:  
ITULE, DENNIS

**2b. Direct Contact Officer:.**

Title:  
PRESIDENT

Last Name:  
MASSERY

First Name:  
BARBARA

Officer's Mailing Address(public):  
33781 BLESSINGTON LN  
SAN JUAN CAPISTRANO,CA92675

Day Phone:  
949-395-5383

**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:  
SR. MANAGEMENT EXECUTIVE

Last Name:  
MORABITO

First Name:  
LINDA

Officer's Mailing Address(public):  
74-5620 PALANI RD STE 215  
KAILUA-KONA,HI96740

Day Phone:  
808-930-3218

**Public Email:**  
LINDAM@HMCMGT.COM

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

Name Primary:  
LINDA MORABITO

Title:

## SR. MGMT EXEC

Telephone:  
808-930-3218

Name Alternate:  
SUSAN GREGG

Title:  
DIRECTOR OF OPERATIONS

Telephone:  
808-930-3218

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:  
HAWAIIANA MANAGEMENT COMPANY, LTD

Officer's Mailing Address(public):  
74-5620 PALANI RD STE 215  
KAILUA-KONA, HI 96740

Day Phone:  
808-930-3218

**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 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.

#### **20 or Fewer Apartments**

Where the condominium project contains twenty or fewer apartments.

### Fee & Assessment

## 6. Owner occupancy:

Percentage of residential use units in the project which are owner-occupied  
100.0%

## 7. Annual operating budget:

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

## 8. Reserves:

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

8. Is the AOOU 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?  
100.0%

## Other information

## 9. AOOU Educational Materials

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, 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?  
HAWAIIANA MANAGEMENT COMPANY, LTD- OFFICE

## 10. Adoption

Has the AOOU amended the declaration, bylaws, condominium map or other constituent documents to adopt the provisions of HRS Chapter 514B?  
No

## 11. Mediation/Arbitration

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

No

## 12. Internet Access

Does the AOUO have a separate email account?

No

Does the AOUO maintain an internet website?

No

No Exemption Requested

DEPT OF COMMERCE  
& CONSUMER AFFAIRS  
STATE OF HAWAII

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RECEIVED  
PVI  
REAL ESTATE DIVISION

Conditions and Terms

~~20 OR FEWER UNITS AOUO FIDELITY BOND EXEMPTION APPLICATION~~

July 1, 2015 - June 30, 2017

## NOTICE:

Effective 6/13/00, an additional \$50 nonrefundable bond exemption application fee is applicable (HAR §16-53-16.8(3)(D)(ii)).

Where the condominium project contains twenty or fewer units:

1. The AOUO, 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 AOUO is unable to obtain fidelity bond coverage;
2. Projects with 6 to 13 units shall have either reserves of \$10,000 or less and a total annual budget of \$15,000 or less, OR a total annual budget of \$25,000 or less AND at least two of the following:
  - a. Retains a condominium managing agent who is currently registered as a CMA or licensed as a real estate broker in the State of Hawaii;
  - b. Separate operating and reserve accounts with two signatures required on reserve account;
  - c. Operating account with two signatures for checks in excess of \$500;
  - d. Board review of account statement from CMA;
  - e. Board review of account statement from financial institution;
  - f. Conducts an annual audit/review/compilation;
  - g. Automatic payment by financial institution of utilities and regularly recurring expenses;
  - h. Project is totally commercial or industrial use with no residential use units;
3. Projects with 14 to 20 units shall have either reserves of \$20,000 or less and a total annual budget of \$30,000 or less, OR a total annual budget of \$50,000 or less AND at least three of the following:
  - a. Retains a condominium managing agent who is currently registered as a CMA or licensed as a real estate broker in the State of Hawaii;
  - b. Separate operating and reserve accounts with two signatures required on reserve account;
  - c. Operating account with two signatures for checks in excess of \$1,000;
  - d. Board review of account statement from CMA;
  - e. Board review of account statement from financial institution;
  - f. Conducts an annual audit/review/compilation;
  - g. Automatic payment by financial institution of utilities and regularly recurring expenses; and
  - h. Project is totally commercial or industrial use with no residential use units;
4. With the exception of the fidelity bond exemption, the AOUO and its board of directors shall comply with the provisions of Chapter 514B, HRS, and Chapter 107, HAR (Subchapter 6);

Payment Method: ECHECK  
Received On: May 19, 2015  
Contact Email: ALEAHL@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) (<mailto:hirec@dcca.hawaii.gov>)

[Accessibility \(http://portal.ehawaii.gov/accessibility.html\)](http://portal.ehawaii.gov/accessibility.html) |

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