Condominium Association Biennial Registration

Department of Commerce & Consumer Affairs

All information provided is public information
(Online application created on April 30, 2025)

1. Project Registration Information

Project Registration Number:
5388

Name of Condominium Project:
KOOLAU VIEWS

Project Street Address:
45-660 MAHIMUI RD

Total # Units:
11

Expiration of bond on file with Commission:
03/19/2025

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:
SHAWHAN, KATHRYN

V. President:
,

Secretary:
AGPAOA, TIARE

Treasurer:
SCOTT, DONNA

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2b. Designated Officer From Section 2a for Direct Contact:.

Title:
PRESIDENT

Last Name:
SHAWHAN

First Name:
KATHRYN

Officer's Mailing Address(public):
45-680E.APUAKEA STREET
KANEOHE,HI96744

Day Phone:
808-428-1468

Public Email:
HONOLULUKATS@GMAIL.COM

3. Notices & Authorization

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

Title:
FISCAL MANAGER

Last Name:
GARVIDA

First Name:
MARIA VICTORIA

Mailing Address(public):
P. O. BOX 30206
HONOLULU,HI96820

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Public Email:
VICKYG.CPP@GMAIL.COM

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

Name Primary:
KATHRYN SHAWHAN

Title:
PRESIDENT

Telephone:
808-428-1468

Name Alternate:
GAVIN SHIRAISHI

Title:

PRESIDENT

Telephone:
808-227-2898

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:
CEN PAC PROPERTIES INC

Officer's Mailing Address(public):
P O BOX 30206
HONOLULU,HI96820

Day Phone:
808-593-2902

Public Email:

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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 §514B-103(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 May 31, 2025, the biennial 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
80.0%

7. Annual operating budget:

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

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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?

40.0%

Other information

9. AOUO Educational Materials

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

Yes

If yes, where are the materials kept?

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10. Mediation/Arbitration

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

No

Conditions and Terms
20 OR FEWER UNITS AOUO FIDELITY BOND EXEMPTION APPLICATION

NOTICE: 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 HAR §16-53-16.8 (3) (E).

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; and
   h. Project is totally commercial or industrial use with no residential use units;

3. Projects with <u>14 to 20 units</u> shall have either reserves of $20,000 or less and a total annual budget of $30,000 or less, <u>OR</u> a total annual budget of $50,000 or less <u>AND</u> at least <u>three</u> 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 HRS Chapter 514B and HAR Chapter 107 (Subchapter 6);
5. The conditional registration and the 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.
6. Failure to abide by these conditions and terms shall result in termination of the fidelity bond exemption and the association registration.

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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, 2025 - June 30, 2027

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 § 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, 2025.
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:
<u>MARIA VICTORIA GARVIDA</u>

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

Name of Condominium Project: **KOOLAU VIEWS**
Reg..........................593...........$64.00
CETF.......................906...........$7.00 x 11 = $77.00
CEM......................CEM...........$3.00 x 11 = $33.00
CRF..........................583...........$100.00
Bond Exemption....593............$50.00
Total Amount Due for Registration = $324.00

Payment Method: CREDIT_CARD
Received On: April 30, 2025
Contact Email: VICKYG.CPP@GMAIL.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)

Accessibility (https://portal.ehawaii.gov/page/accessibility/) |
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