

The Newsletter of *Lawai Beach Resort*

Spring 2020

## Resort Update

Aloha O'hana!

Though the world around us has been turned upside down and inside out, the Aloha Spirit continues to thrive at Lawai Beach Resort.

Over the weekend, Governor Ige extended the stay at home order & 14-day quarantine of all travelers to May 31, 2020. Kaua'i emergency rules continue to be in effect, including the curfew, wearing a fabric face mask when leaving your home (or unit).

We continue to work on the many projects that were on our list. Our occupancy is probably down to only four units, engineering has been able to get through more of the projects, which includes painting, plumbing, electrical and others.



As I mentioned in previous email updates, housekeeping completed deep cleaning of all the units. The only remaining work is upholstery and carpet cleaning. Last week, we furloughed most of the housekeeping O'hana retaining just five to maintain the resort daily. It was a sad day, but they understood it was a necessary decision.

And while we have four owners still on-site, there has been little work for our Guest Services O'hana. The calls and emails have dwindled significantly. As of April 27, our desk hours are shortened further to 8 a.m. – 5 p.m. daily. Guest Services has been furloughed temporarily. Patsy, Susan and Janine will be here to assist you with changes to current reservations, space banking and future bookings.

Our accounting O'hana remains as we are preparing for the 2019 financial audits. Their assistance is needed to compile the files and upload to our auditors.

Landscaping has been shrunk to just four persons to maintain the grounds, so it is still as green and beautiful for your return.

And Security is here to keep everything protected. We added an additional officer from 7 p.m. to 7 a.m. to provide more coverage and assist should an emergency arises.

The May Board of Directors Meeting scheduled has been cancelled. We are consistently in contact through email, and phone when and if necessary. The next scheduled meeting is September 23, 2020.

During the pandemic, the association has stopped accepting deed in lieu/deed back until further notice.

For more current information, please check our website. Stay safe, stay healthy and we will be here to greet you when COVID-19 is FLATTENED!

A hui hou!

Noe Hookano  
General Manager







# Board of Director Election Results

The January election retains the incumbent for each building. For the detailed results, I encourage you to view the Annual Meeting minutes on page 7 and 10.

## Lawai Beach Resort Board of Directors:

### TSOA

**President:** Jerry Stewart – Coral  
**Vice President:** Thomas Babcock – Alii  
**Secretary:** Mark Shepard – Alii  
**Asst. Secretary:** Cliff Buck – Coral  
**Treasurer:** Edward Kent – Banyan  
**Directors:** Bruce Blohowiak – Banyan  
E. John Carlson – Alii  
Michael Harrow – Coral  
Edward Kent – Banyan

### AOAO

Jerry Stewart – Coral  
Thomas Babcock – Alii  
Mark Shepard – Alii  
Cliff Buck – Coral  
Michael Harrow – Coral  
Bruce Blohowiak – Banyan  
E. John Carlson – Alii  
Edward Kent - Banyan  
Cal de Coligny – Banyan  
Robert MacLellan – Whole Unit

## Lika Lani Board of Directors:

### TSOA/AOAO

**President:** Calvert de Coligny  
**Vice President:** Bruce Blohowiak  
**Secretary/Treasurer:** Michael Harrow

## How To Run for The Board

The nomination form to become a candidate on the Board of Directors election ballot is always included in the **Summer Edition** of the Resort newsletter (this issue). We ask that you complete and submit the form by the deadline.

**Please pay attention to the instructions as there are word limits.** If you submit a nomination form and exceed the word limit you will be asked to revise and resubmit. **The resubmission would still need to be received by the deadline in order to be valid.**

**Qualifications:** You need to be an owner in the building you would like to serve and your account in good standing.

If you own in multiple buildings in the same association and would like to run on multiple ballots it is allowed as long as your account(s) is in good standing. Please keep in mind that you can only represent one building in the Association if elected. This only applies to the Lawai Beach Resort Timeshare Association consisting of Alii, Banyan and Coral buildings.

**Congratulations! Lawai Beach Resort** has earned the **RCI Gold Crown Resort®**



designation for 2020! This year represents the 14th consecutive year your property has earned this prestigious designation.

RCI commends you and your staff for your extraordinary commitment to the high levels of excellence, quality and service standards you have delivered over the past decade. Best wishes for continued success!



## 2019 Property Taxes (Per Week)

|                 |              |                 |
|-----------------|--------------|-----------------|
| <b>Alii</b>     | <b>1B</b>    | <b>\$94.26</b>  |
|                 | <b>2B</b>    | <b>\$102.38</b> |
| <b>Banyan</b>   | <b>1B</b>    | <b>\$122.78</b> |
|                 | <b>2B</b>    | <b>\$129.81</b> |
|                 | <b>BES</b>   | <b>\$149.09</b> |
| <b>Coral</b>    | <b>1B</b>    | <b>\$71.90</b>  |
|                 | <b>2B/1B</b> | <b>\$98.85</b>  |
|                 | <b>2B/2B</b> | <b>\$106.16</b> |
| <b>LikaLani</b> | <b>2B</b>    | <b>\$112.14</b> |

Contact your financial professional for advice on income tax deductions.

# How to VOTE

Ballots are distributed by email and regular mail in the beginning of December.

Voting is based on the weeks you own. An annual week is one (1) vote. An every other year (either ODD or EVEN) week is a half (1/2) vote.

How you place your votes depends on what building you own. Example: An Alii week may only be voted on the Alii ballot. You may not use it on another ballot.

## To ensure your ballot is valid:

- Remember to sign (e-signature accepted)
- Date your ballot
- Print your name clearly (If not legible, it cannot be counted)
- Ballot must be received by the due date

There are **2 sections on this ballot**, Proxy and Election of Directors Ballot. **We ask that you choose only one option in each section.**

## Here is an example:

This owner owns 5 annual weeks in the Alii building, he/she is casting the votes to Board of Directors in the Proxy section and is casting the 5 votes among the candidates in the Election of Directors Ballot section.

Alii

**2021 ANNUAL JOINT MEETING OF THE ASSOCIATION OF APARTMENT OWNERS OF LAWAII BEACH RESORT & THE LAWAII BEACH RESORT TIME SHARE OWNERS ASSOCIATION**

**PROXY**

This proxy pertains to ballot issues that will come before the Associations at the joint meeting to be held on Wednesday, January 27, 2021. The Proxy is provided for the purpose of casting the undersigned's vote on time share issues according to his/her time share interest owned, and on condominium issues according to his/her proportions interest in the common elements, which the undersigned would be entitled to vote if he/she were personally present. The undersigned hereby revokes any prior proxy and hereby ratifies and confirms all that said attorneys or agents may do by virtue of this proxy.

**Option 1**   My vote(s) is (are) cast per recommendations of the Board of Directors.

**Option 2**   My vote(s) is (are) cast per recommendation of \_\_\_\_\_  
(Please print name of the person you choose to give your proxy)

**ELECTION OF DIRECTORS BALLOT – ALII REPRESENTATIVE**

Yearly Owners: You have **one (1)** vote per interval owned. If you own multiple intervals you may distribute your votes among several candidates, or you may cast all your votes for a single candidate. (**Whole votes only, NO THIRD OR QUARTER VOTES**)

Odd or Even-Year Owners: You have a **half (0.5)** vote per interval owned. If you own multiple intervals you may distribute your votes among several candidates, or you may cast all your votes for a single candidate. (**Whole or half votes only, NO THIRD OR QUARTER VOTES**)

My vote(s) is (are) to be cast as indicated below:

| Candidate Name:      | # of Votes: |
|----------------------|-------------|
| Candidate 1          | 1           |
| Candidate 2          | 1           |
| Candidate 3          | 1           |
| Candidate 4          | 1           |
| Director (Incumbent) | 1           |
| Other:               |             |
| Other:               |             |

**Option 1**   My vote(s) is (are) cast per recommendations of the Board of Directors.

**Option 2**   My vote(s) is (are) cast per recommendations of the Board of Directors.

**Option 3**   I do not wish to vote, use my PROXY for quorum purposes only.

I hereby acknowledge receipt of Notice for said meeting and Election descriptions and recommendations on information received with this PROXY ballot. This proxy shall be valid for the above meeting only and all adjournments thereof, and may be revoked prior to its exercise.

Signed this 5 day of January 21.

Owner's signature \_\_\_\_\_

Signature **THIS PROXY/BALLOT MUST BE SIGNED TO BE VALID.**

Owner on file \_\_\_\_\_

Name (Please print clearly)

**HAWAII LAW STIPULATES THAT PROXIES MUST BE RECEIVED NO LATER THAN 4:30 PM HST ON JANUARY 22, 2021 IN ORDER TO BE VALID.**

# How to VOTE

## Here is another example:

This owner is casting his/her Alii votes toward the recommendation of the Board of Directors in **both** the Proxy section and Election of Directors Ballot section.

Alii

### 2021 ANNUAL JOINT MEETING OF THE ASSOCIATION OF APARTMENT OWNERS OF LAWAI BEACH RESORT & THE LAWAI BEACH RESORT TIME SHARE OWNERS ASSOCIATION

#### PROXY

This proxy pertains to ballot issues that will come before the Associations at the joint meeting to be held on Wednesday, January 27, 2021. The Proxy is provided for the purpose of casting the undersigned's vote on time share issues according to his/her time share interest owned, and on condominium issues according to his/her proportions interest in the common elements, which the undersigned would be entitled to vote if he/she were personally present. The undersigned hereby revokes any prior proxy and hereby ratifies and confirms all that said attorneys or agents may do by virtue of this proxy.



My vote(s) is (are) cast per recommendations of the Board of Directors.

OR



My vote(s) is (are) cast per recommendation of \_\_\_\_\_

(Please print name of the person you choose to give your proxy)

#### ELECTION OF DIRECTORS BALLOT- ALII REPRESENTATIVE

Yearly Owners: You have **one (1)** vote per interval owned. If you own multiple intervals you may distribute your votes among several candidates, or you may cast all your votes for a single candidate. (**Whole votes only, NO THIRD OR QUARTER VOTES**)

Odd or Even-Year Owners: You have a **half (0.5)** vote per interval owned. If you own multiple intervals you may distribute your votes among several candidates, or you may cast all your votes for a single candidate. (**Whole or half votes only, NO THIRD OR QUARTER VOTES**)

My vote(s) is (are) to be cast as indicated below:

| Candidate Name:      | # of Votes: |
|----------------------|-------------|
| Candidate 1          |             |
| Candidate 2          |             |
| Candidate 3          |             |
| Candidate 4          |             |
| Director (Incumbent) |             |
| Other:               |             |
| Other:               |             |

OR



My vote(s) is (are) cast per recommendations of the Board of Directors.

OR



I do not wish to vote, use my PROXY for quorum purposes only.

I hereby acknowledge receipt of Notice for said meeting and Election descriptions and recommendations on information received with this PROXY ballot. This proxy shall be valid for the above meeting only and all adjournments thereof, and may be revoked prior to its exercise.

Signed this 5 day of January 21.

Owner's signature

Owner on file

Signature **THIS PROXY/BALLOT MUST BE SIGNED TO BE VALID.**

Name (Please print clearly)

**HAWAII LAW STIPULATES THAT PROXIES MUST BE RECEIVED NO LATER THAN 4:30 PM HST ON JANUARY 22, 2021 IN ORDER TO BE VALID.**

**SUMMARY of the ANNUAL JOINT MEETING of the  
ASSOCIATION OF APARTMENT OWNERS OF LAWAI  
BEACH RESORT and the LAWAI BEACH RESORT TIME  
SHARE OWNERS ASSOCIATION**

**January 22, 2020**

**Call to Order**

Jerry Stewart, President called the meeting to order at 9:00 a.m. on Wednesday, January 22, 2020 in the Rooftop Center of the Lawai Beach Resort, 5017 Lawai Road, Koloa, Kauai, Hawaii.

**Roll Call & Introductions**

See complete meeting minutes.

**Proof of Meeting Notice**

Notice was issued on December 1, 2019 by Noe Hookano, General Manager.

**Approval of the January 2019 Meeting Minutes**

**(MSP: Kent/Carlson):** To approve the minutes of the January 2019 Annual Meeting.

**Call for Further Nominations**

Hearing none, the president declared that nominations were closed.

**Verification of Appointment of Auditors**

The following election auditors were appointed to verify election votes:

**Alii:** Leslie Ruess

**Banyan:** Chris McKinstry

**Coral:** Marilyn Salski

**Call for Voting, Withdrawal or Proxy or Change of Vote**

There were none.

**Election of Directors**

As verified by the polling inspectors the following is the Board of Directors election results.

**Alii**

|                            |       |
|----------------------------|-------|
| Lloyd Anderson             | 133.5 |
| Thomas Babcock (Incumbent) | 457.5 |
| Denis Hijmans              | 59    |
| Quorum                     | 16.5  |

**Thomas Babcock is elected for a three-year term.**

**Banyan**

|                                |       |
|--------------------------------|-------|
| Lloyd Anderson                 | 94    |
| Calvert de Coligny (Incumbent) | 335.5 |
| Jacquelyn De Leon              | 30    |
| Julie Evans                    | 111.5 |
| Denis Hijmans                  | 43.5  |
| Janice Roberts                 | 20.5  |
| Quorum                         | 22    |

**Calvert de Coligny is elected for a three-year term.**

**Coral**

|                        |      |
|------------------------|------|
| Lloyd Anderson         | 81.5 |
| Cliff Buck (Incumbent) | 301  |

|                |      |
|----------------|------|
| Denis Hijmans  | 50.5 |
| Janice Roberts | 63   |
| Quorum         | 11   |

**Cliff Buck is elected for a three-year term.**

**Whole Unit**

|                              |   |
|------------------------------|---|
| Robert MacLellan (Incumbent) | 1 |
|------------------------------|---|

Robert MacLellan is elected for a three-year term.

**Unfinished Business**

None

**New Business**

None

**Adjournment**

There being no further business, the meeting was adjourned at 9:11 a.m. **(MSP: Blohowiak/Kent).**

**SUMMARY of the JOINT MEETING of the ASSOCIATION  
OF APARTMENT OWNERS OF LAWAI BEACH RESORT  
and the LAWAI BEACH RESORT TIMESHARE OWNERS  
ASSOCIATION BOARD OF DIRECTORS**

**January 22, 2020**

**Call to Order**

Jerry Stewart, President called the meeting to order at 9:12 a.m. on Wednesday, January 22, 2020 in the Rooftop Center of the Lawai Beach Resort, 5017 Lawai Road, Koloa, Kauai, Hawaii.

**Roll Call & Introductions**

Please see complete meeting minutes.

**Proof of Meeting Notice**

Notice was issued on December 1, 2019 by Noe Hookano, General Manager.

**Approval of the September 2019 Meeting Minutes:**

**(MSP: de Coligny/Buck):** To approve the minutes of the September 2019 meeting.

**Hawaii Timeshare Exchange**

**Sonya Halladay, Operations Manager:** We are an exchange company with two locations: The Banyan lobby here at Lawai Beach Resort and at the Imperial Hawaii Vacation Club in Waikiki, Oahu. There are three vacations counselors to assist you with exchanges, rentals, bonus weeks, last minute specials and travel arrangements. We have inventory in Hawaii, Mainland and Internationally. Our one year membership is one of the lowest in the industry at \$39. We now have a free mobile app that mirrors our website. Search HTSE or Hawaii Timeshare Exchange on any Android or Apple device. We are here to assist you Monday through Friday from 8:00 a.m. to 4:30 p.m., except holidays.

**Vision Realty**

**Edward MacDowell, Realtor Broker:** I am happy to assist you with buying, selling and transferring your weeks. I have assisted many owners in transferring their weeks to their family members.

Please let me know if you have any questions regarding your ownership weeks, buying more weeks or selling weeks. I am here Monday through Friday from 8:00 a.m. to 4:30 p.m., except holidays.

### **Election of Officers**

**AOAO:** President: Jerry Stewart, Vice President: Thomas Babcock, Treasurer: Michael Harrow, Secretary: Mark Shepard, Assistant Secretary: Cliff Buck. **(MSP: Buck/Harrow):** To approve AOAO officers.

**TSOA:** President: Jerry Stewart, Vice President: Thomas Babcock, Treasurer: Edward Kent, Secretary: Mark Shepard, Assistant Secretary: Cliff Buck. **(MSP: Buck/Blohowiak):** To approve TSOA officers.

### **Property Operations**

The Board of Directors and Management met on Monday, January 20, 2019 at 10:00 a.m.

#### **Information Services: Calvert de Coligny, Chair**

Our resort newsletter, Ka Leo 'O Lawai, is published three times a year: Winter, Spring and Summer. Please read each newsletter as it contains helpful information regarding any building and property updates, legislative issues affecting the resort, Associate recognition and upcoming events on the island. The newsletter is distributed digitally by email and available to download from our website.

A printed black and white copy is available upon request. Article submissions are due on February 22, 2020 for the upcoming Spring edition. If you would like to receive information from the Resort via email please ensure your email address is included on your owner account.

### **Building & Grounds**

**Spalling:** Spalling is the delamination of the concrete from damaged steel reinforcement (rebar) inside the concrete. Spalling occurs when the steel rebar is exposed to moisture causing rust, which expands and cracks the concrete around it. We discovered the first spalling issue in 2007 and to date completed approximately \$1.5 Million in repairs without any special assessment to the owners. We continue to identify and repair any concrete spalling issues that arise as it is an issue that needs immediate attention for safety reasons. It is an issue affecting many resorts in the islands as we are exposed to moisture rich salt breeze. There are a number of areas that have been identified across the resort and continue to schedule repairs. If you would like to check on where there will be spalling repairs during your stay please contact the Reservations department.

### **Finance: Michael Harrow, Chair**

**Financials:** We reviewed the Resort's financial statements at the Board preliminary meeting. Staff will provide the information.

**Capital Funds Update:** We also reviewed the reserve funds and pending projects for each building to determine the availability of funding for upcoming projects. Capital reserve balances will be provided by Staff further in the meeting.

### **Management Reports**

#### **Financials:**

#### **October 2019 – December 2019**

**AOAO:** Total income is \$860,061; total expenses are \$854,985; with a surplus of \$5,076. Capital Reserve balance is \$475,612.

**TSOA:** Total income is \$1,562,967; total expenses are \$1,564,967;

with a shortfall of \$2,000. Capital Reserve balances are Alii - \$198,919; Banyan - \$702,635; Coral - \$157,562.

### **Receivables**

The balance as of January 6, 2020 is \$1,414,780 (Alii - \$382,000; Banyan - \$409,800; Coral - \$622,738); compared to \$902,693; variance of 36.2%.

### **Write Offs**

There is \$350,329 (Alii - \$57,244, Banyan - \$77,810; Coral - \$215,274) due to returned inventory.

**(MSP: Buck/Harrow):** To approve total write-offs.

**Foreclosure and Liens:** There are none at this time.

### **Unfinished Business**

#### **AOAO**

**Parking Lot Resurfacing:** We continue to research options and pricing.

**Building Exterior Painting:** The Coral building is in progress. The Garage will start in February. We will then move to Banyan, Alii and Lika Lani. **(MSP: Harrow/Buck):** To ratify the cost of painting the garage at \$36,775.

**Front Desk Replacement:** We continue to research design options.

**Waste Water Treatment Plant (WWTP):** The Mission Control – Auto Dialer and Injection Flow Meter are both installed. This project is complete.

**Entry Door Locks:** The project will start the third week of February 2020. We are removing the old magnetic lock as they are obsolete and replacing them with an RFID lock.

**Air Conditioning:** Central A/C is not feasible here on property based on cost. We will instead look into including a dedicated outlet for a portable A/C unit to be plugged in should an owner or guest request one for their stay. The portable A/C units will be available for a fee on a first come first serve basis.

#### **Honu Center and Rooftop Center Entry Door Replacement:**

We continue to work with the entry door lock vendor to ensure these doors work with the new lock system.

#### **Alii**

**Cable Re-wire:** This project is complete.

**Pool and Spa Resurfacing:** We continue to research options and pricing.

**Under Building Sewage and Water Pipe/Valve Replacement:** The water pipe and valves have been replaced. The sewage pipe support brackets will be replaced by our Engineering team.

#### **TSOA**

**Unit Conversion:** We continue to find ways to contact the owners that have not responded to the multiple correspondence we have sent informing them of the conversion.

#### **Alii**

**One Bedroom Kitchen and Bathroom Remodel:** We continue to

research design options and pricing.

**Entry Door Louvers:** To improve air flow through the units, we would like to install louvers to the entry doors as well.

**(MSP: Shepard/Babcock):** To approve the installation at a cost not to exceed \$55,000.

**Triple Sheeting:** We would like to remove the bedspreads and move to a more modern look of triple sheeting. Triple sheeting has become an industry standard; it utilizes a sheet, a blanket and a top sheet. **(MSP: Shepard/Carlson):** To approve purchasing top sheets at a cost not to exceed \$15,600.

#### **Banyan**

**Shower Wands:** We have received many comments regarding installing shower wands similar to Alii. **(MSP: Blohowiak/Kent):** To approve the purchase of the shower wands from Home Depot at a cost not to exceed \$13,000.

**BES Plantation Shutters:** This project is complete.

**Triple Sheeting:** We would like to remove the bedspreads and move to a more modern look of triple sheeting. Triple sheeting has become an industry standard; it utilizes a sheet, a blanket and a top sheet. **(MSP: Blohowiak/Kent):** To approve purchasing top sheets at a cost not to exceed \$21,000.

#### **Coral**

**Kitchen/Bathroom Cabinet Replacement:** This project is in progress with 12 units complete.

**Bed Set Replacement:** We will replace all bed sets; queen bed sets will be replaced with King bed sets. **(MSP: Harrow/Stewart):** To approve the purchase of new bed sets at a cost not to exceed \$85,000.

**Shower Wands:** We have received many comments regarding installing shower wands similar to Alii. **(MSP: Buck/Harrow):** To approve the purchase of the shower wands from Home Depot at a cost not to exceed \$8,000.

**Triple Sheeting:** We would like to remove the bedspreads and move to a more modern look of triple sheeting. Triple sheeting has become an industry standard; it utilizes a sheet, a blanket and a top sheet. **(MSP: Buck/Harrow):** To approve the purchase of top sheets at a cost not to exceed \$9,000.

#### **New Business**

##### **AOAO**

##### **WWTP-Backflow Preventer, RAS Channels & Airlift Piping:**

These items are on the list of items we need to upgrade at the Waste Water Treatment Plant. **(MSP: Babcock/Kent):** To approve the repair at a cost not to exceed \$31,300.

**Rooftop Center Deck Flooring:** We continue to obtain proposals for resealing the entire deck flooring. This area includes the tennis court, mini golf, lounge area and maintenance walkway behind tennis & mini golf fence.

#### **Alii**

**Spa Heater:** The spa heater failed and needed to be replaced.

**(MSP: Carlson/Kent):** To ratify the cost of replacing the spa heater pump at a cost of \$3,031.52

#### **Banyan**

**Pressure Reducing Valve:** We receive feedback that there was a loud knocking noise in some units. We investigated and found that the water pressure in Banyan is quite high. We would like to install a pressure reducing valve in order to bring down the pressure in the water lines. **(MSP: Blohowiak/Kent):** To approve installing a pressure reducing valve for the west side of Banyan at a cost not to exceed \$7,500.

#### **Coral**

**Main Waterline and 3 Pressure Reducing Valves:** In finding the pressure at Banyan high, we decided to adjust the water pressure in all three buildings to be the same. **(MSP: Buck/Harrow):** To approve installing the pressure reducing valves at a cost not to exceed \$12,000.

#### **TSOA**

##### **Banyan**

**Lanai Sliding Glass Door and Windows Replacement:** We will start to obtain proposals for the next meeting.

**Kitchen Cabinet Fascia:** We will start to obtain proposals for next meeting.

#### **Report of Executive Session**

None

#### **Adjournment**

There being no further business, the meeting was adjourned at 9:45 a.m. **(MSP: de Coligny/Kent):**

#### **SUMMARY of the ANNUAL JOINT MEETING of the ASSOCIATION OF APARTMENT OWNERS OF LIKA LANI and the LIKA LANI TIME SHARE OWNERS ASSOCIATION**

**January 22, 2020**

#### **Call to Order**

Calvert de Coligny, President called the meeting to order at 9:04 a.m. on Wednesday, January 22, 2020 in the Rooftop Center of the Lawai Beach Resort, 5017 Lawai Road, Koloa, Kauai, Hawaii.

#### **Roll Call & Introductions**

See complete meeting minutes.

#### **Proof of Meeting Notice**

Notice was issued on December 1, 2019 by Noe Hookano, General Manager.

#### **Approval of the January 2019 Meeting Minutes**

**(MSP: Blohowiak/Harrow):** To approve the minutes of the January 2019 Annual Meeting.

#### **Call for Further Nominations**

Hearing none, the president declared that nominations were closed.

## Verification of Appointment of Auditor

Timothy Aboudara was appointed to verify election votes.

## Call for Voting, Withdrawal of Proxy or Change of Vote

There were none.

## Election of Directors

As verified by the polling inspector the following is the Board of Directors election results:

|                |      |
|----------------|------|
| Michael Harrow | 48.5 |
| Denis Hijmans  | 7.5  |
| Quorum         | 0.5  |

**Michael Harrow is elected for a three-year term.**

## Unfinished Business

None.

## New Business

None.

## Adjournment

There being no further business, the meeting was adjourned at 9:12 a.m. **(MSP: Harrow/Blohowiak).**

## SUMMARY of the JOINT MEETING of the ASSOCIATION OF APARTMENT OWNERS OF LIKA LANI and the LIKA LANI TIMESHARE OWNERS ASSOCIATION BOARD OF DIRECTORS

**January 22, 2020**

## Call to Order

Calvert de Coligny, President called the meeting to order at 9:46 a.m. on Wednesday, January 22, 2020 in the Rooftop Center of the Lawai Beach Resort, 5017 Lawai Road, Koloa, Kauai, Hawaii.

## Roll Call & Introductions

See complete meeting minutes.

## Proof of Meeting Notice

Notice was issued on December 1, 2019 by Noe Hookano, General Manager.

## Approval of the September 2019 Meeting Minutes:

**(MSP: Blohowiak/Harrow):** To approve the minutes of the September 2019 meeting.

## Election of Officers

**AOAO:** President: Calvert de Coligny, Vice President: Bruce Blohowiak, Secretary/Treasurer: Michael Harrow

**(MSP: Harrow/Blohowiak):** To approve AOAO officers.

**TSOA:** President: Calvert de Coligny, Vice President: Bruce Blohowiak, Secretary/Treasurer: Michael Harrow.

**(MSP: Harrow/Blohowiak):** To approve TSOA officers.

## Management Reports

### Financials:

#### October 2019 – December 2019

**AOAO:** Total income is \$17,405; total expenses are \$20,3016; with a shortfall of \$2,911. Capital Reserve balance is \$339.

**TSOA:** Total income is \$43,085; total expenses are \$44,165; with a shortfall of \$1,080. Capital Reserve balance is \$25,413.

## Receivables

The balance as of January 6, 2020 is \$48,415; compared to \$28,757; variance of 40.6%.

## Write Offs

There is \$7,891.86 due to returned inventory.

**(MSP: Blohowiak/Harrow):** To approve total write-offs.

**Foreclosure and Liens:** There are none at this time.

## Unfinished Business

### AOAO

**Waste Water Treatment Plant (WWTP):** The Mission Control – Auto Dialer and Injection Flow Meter are both installed. This project is complete.

**Cable Re-wire:** This project is complete.

**Entry Door Locks:** The project will start the third week of February 2020. We are removing the old magnetic lock as they are obsolete and replacing them with an RFID lock.

**Honu Center and Rooftop Center Entry Door Replacement:** We continue to work with the entry door lock vendor to ensure these doors work with the new lock system.

## TSOA

**Shower Wands:** We have received many comments regarding installing shower wands like Alii. **(MSP: Blohowiak/Harrow):** To approve the purchase of the shower wands from Home Depot at a cost not to exceed \$1,200

**Triple Sheeting:** We would like to remove the bedspreads and move to a more modern look of triple sheeting. Triple sheeting has become an industry standard; it utilizes a sheet, a blanket and a top sheet.

**(MSP: Harrow/Blohowiak):** To approve purchasing top sheets at a cost not to exceed \$4,600

**Entry Door Louvers:** We have decided not to move forward with this project at this time.

## New Business

### AOAO

**WWTP-Backflow Preventer, RAS Channels & Airlift Piping:** These items are on the list of items we need to upgrade at the Waste Water Treatment Plant. **(MSP: Harrow/Blohowiak):** To approve the repair at a cost not to exceed \$725.

**Rooftop Center Deck Flooring:** We continue to obtain proposals for resealing the entire deck flooring. This area includes the tennis court, mini golf, lounge area and maintenance walkway behind tennis & mini golf fence.

## TSOA

**Unit 4001 Lanai Door Replacement:** We continue to obtain proposals.

**Artwork:** We would like to update the artwork in the unit.

**(MSP: Harrow/Blohowiak):** To approve the purchase of artwork at a cost not to exceed \$9,000.

## Report of Executive Session

None

## Adjournment

There being no further business, the meeting was adjourned at 9:51 a.m. (MSP: Harrow/Blohowiak).

The minutes will be approved at the September 2020 Board meeting. For a complete copy of the minutes after approval, please send a SASE to Benjilyn Shaffer.

## Board Meeting Dates

|                  |        |        |         |
|------------------|--------|--------|---------|
| 2020             | Jan 22 | May 20 | Sept 23 |
| <b>Cancelled</b> |        |        |         |
| 2021             | Jan 27 | May 19 | Sept 22 |
| 2022             | Jan 26 | May 25 | Sept 28 |

## For Sale / Rent By Owners

### Alii Building

2B, 2 wks yrly. \$5,500/wk or \$10K both, closing incld., OBO. 2021/2022 booked, 1st use 2021. [redhatlady55@gmail.com](mailto:redhatlady55@gmail.com)

Alii 2B/2B annual \$3800 split closing  
[billgerrard@comcast.net](mailto:billgerrard@comcast.net) 603-545-7766

Alii 2BR, 2 annual wks avail, \$3,250/wk or \$6,000/both.  
Belinda 713.868.2522 [bgreen08@gmail.com](mailto:bgreen08@gmail.com)

Alii Rentals: One 2021 1B/1B, two 2022 1B/1B floating wk.  
\$1350/wk. 360-460-7000 [allaboutswim@gmail.com](mailto:allaboutswim@gmail.com)

### Banyan Building

2B/2B odd yr float. \$3500+50% closings. 1st use in 2021  
any avail date. 330-650-1128 or 234-602-0060

### Lika Lani Building

Lika Lani 2B/2B annual \$3300 split closing  
[billgerrard@comcast.net](mailto:billgerrard@comcast.net) 603-545-7766

## Towel Exchange Fees

**Bath Set: \$5**

*(bath towel, hand towel and wash cloth)*

**Pool Towel: \$2**

*(per towel)*



Frequently Asked Questions

### What kind of work does the resort have without occupancy?

We have been using this time to deep clean all units and complete as many projects that were slow due to our high occupancy.

### What is the resort doing to lessen the financial impact on the owners?

We have actively pursued cost savings through directed and voluntary temporary furloughs and shortened Front Desk hours. As of April 23rd, there are twenty-three (23) associates on temporary furlough, three (3) associates on temporary disability unrelated to COVID-19, six (6) associates utilizing the emergency sick leave to care for children under the FFCRA, three (3) full-time positions open and one (1) part-time position open (recruitment is frozen). We are looking at more potential reductions as the work lessens.

### Has the resort filed for the SBA PPP loan?

Yes, we have. Unfortunately, the SBA PPP funding was depleted prior to our submitted application being completely processed. We have been emailing members of Congress to support additional funding for the program. While we wait our bank will prepare applications ready for submission as soon as funding is available.



**Thrifty.com DOLLAR Special Rates**

Thrifty & Dollar offer you special rates, plus the following benefits adjusted at the rental counter:

- Free Additional Driver
- Discounted Underage Driver Fee  
(\$10 plus tax per day)

**Thrifty - Use Corporate # 3040995**

**Dollar - Use Corporate # 3026149**



5017 Lawai Road, Koloa, HI 96756  
(808) 240-5100

#### FAX Numbers:

|                           |              |
|---------------------------|--------------|
| Reservations              | 808-240-5186 |
| LBR Executive/POMI        | 808-240-5320 |
| Accounting/Owner Services | 808-240-5189 |
| Front Desk                | 808-240-5187 |
| Concierge/Activity Desk   | 808-742-1732 |

|                                |                               |
|--------------------------------|-------------------------------|
| General Manager                | n.hookano@lawaibeach.org      |
| Dir. of Operations             | o.hoff@lawaibeach.org         |
| Dir. of Finance                | z.valencia@lawaibeach.org     |
| Dir. of Human Resources        | d.crippen@lawaibeach.org      |
| Dir. of Engineering            | t.klask@lawaibeach.org        |
| Dir. of Housekeeping           | l.kanoa@lawaibeach.org        |
| Rooms Manager                  | p.shaffer@lawaibeach.org      |
| Reservations                   | reservations@lawaibeach.org   |
| Owner Accounts Clerk           | m.freitas@lawaibeach.org      |
| Security Manager               | n.solatre@lawaibeach.org      |
| Manager of Information Systems | s.chan@lawaibeach.org         |
| Concierge/Activity Desk        | biba.lbrmarketing@outlook.com |

#### Email Addresses:

## Boards of Directors



**Jerry Stewart**  
President of LBR AOO & TSOA  
Coral Representative  
j.stewart@lawaibeach.org



**John Carlson**  
Director of LBR AOO & TSOA  
Alii Representative  
j.carlson@lawaibeach.org



**Thomas Babcock**  
Vice President of LBR AOO & TSOA  
Alii Representative  
t.babcock@lawaibeach.org



**Calvert de Coligny**  
President of Lika Lani AOO & TSOA  
Director of LBR AOO & TSOA  
Banyan Representative  
c.coligny@lawaibeach.org



**Mark Shepard**  
Secretary of LBR AOO & TSOA  
Alii Representative  
m.shepard@lawaibeach.org



**Bruce Blohowiak**  
Vice President of Lika Lani AOO & TSOA  
Director of LBR AOO & TSOA  
Banyan Representative  
blohowiaks@msn.com



**Cliff Buck**  
Asst. Secretary of LBR AOO & TSOA  
Coral Representative  
c.buck@lawaibeach.org



**Robert MacLellan**  
Director of LBR AOO  
Whole Unit Representative  
r.maclellan@lawaibeach.org



**Michael Harrow**  
Treasurer of LBR AOO & Director of LBR TSOA  
Coral Representative  
Secretary & Treasurer of Lika Lani AOO & TSOA  
mharrow@earthlink.net



**Edward Kent**  
Treasurer of LBR TSOA & Director of LBR AOO  
Banyan Representative  
e.kent@lawaibeach.org

#### Director Emeriti

Marge Anthony \*  
Harold Heller \*  
Marian Knowles  
Bill Shepard \*  
Mark Gordon  
Robert Hipke \*

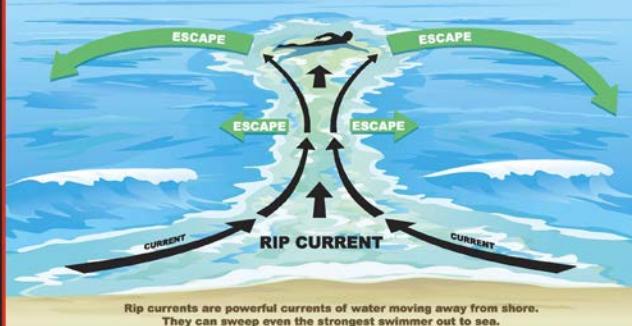
\* Deceased

Ned Leone  
Leonard Thompson \*  
Tom Wardell \*  
George Rice  
Patrick McCarthy  
Peter Goeldner



## Safety Tips You Should Know

### RIP CURRENTS Break the Grip of the Rip!



Rip currents are powerful currents of water moving away from shore. They can sweep even the strongest swimmer out to sea.

#### IF CAUGHT IN A RIP CURRENT

- ◆ Don't fight the current
- ◆ Swim out of the current, then to shore
- ◆ If you can't escape, float or tread water
- ◆ If you need help, call or wave for assistance

More information about rip currents can be found at the following web sites:

[www.ripcurrents.noaa.gov](http://www.ripcurrents.noaa.gov)  
[www.usla.org](http://www.usla.org)



## Deed Back - Suspended

Effective Immediately:

During the COVID-19 pandemic

**we are not accepting** any requests for deed in lieu/deed back until further notice.



## Calendar



|         |  |
|---------|--|
| May 20  | Board of Directors' Meeting <b>(Cancelled)</b> |
| July 1  | 2021 Maintenance Fee Statement mailed          |
| Sept 23 | Board of Directors' Meeting                    |
| Oct 1   | Maintenance Fee Payments Due                   |
| Oct 11  | Late fee applied to delinquent accounts        |

## Reservations



Aloha Owners,

As we start the 2nd quarter of year, we encourage you to reserve your use for 2021 and 2022. You may reserve up to 24 months in advance (example: use for June 2022 may be requested on June 1, 2020). Should you have questions regarding your reservations, don't hesitate to contact us:

Email: [reservations@lawaibeach.org](mailto:reservations@lawaibeach.org)

Fax: 808-240-5186

Phone: 808-240-5313

A Hui Hou,

Patsy Shaffer  
Rooms Manager

## Swimming Pools & Spas Rules



We have updated our House Rules for the Swimming Pools and Spas to include the following.

- Bluetooth speakers are prohibited in all pool and spa areas. Individuals must use headphones when listening to any media device.

# The more you do, the better the vacation.



**There's a lot to do on Kauai.** We can help you book helicopter rides, boat tours, luaus and more. Just visit our **Activity Desk** at the Lawai Beach Resort, or dial **extension 1156** or **1157** from your room.

**Plan ahead and book activities before you arrive at [HTSEactivities.com](http://HTSEactivities.com)**



P.O. Box 1077 • Koloa, Kauai, Hi 96756 • 1.866.860.HTSE • [www.htse.net](http://www.htse.net) • [info@htse.net](mailto:info@htse.net)



**DOWNLOAD OUR APP!**



## Reef Safe Sunscreen



The new law goes into effect **January 1, 2021**, Hawaii is the first state in the US to ban the sale of sunscreen containing the coral-harming chemicals oxybenzone and octinoxate, ushering in a new era of reef safe sunscreen. Many visitors and residents are already trading in their non-reef safe sun protection.

Oxybenzone and octinoxate are two ingredients believed to contribute to coral bleaching. When coral bleaches, it is not dead, but under significant stress and subject to increased mortality levels. According to the National Park Service, 14,000 tons of sunscreen enter coral reefs every year. These now banned chemicals are believed to be one of the contributing factors to the coral reef destruction.

Choosing the right sunscreen is important not only to protect skin from burns and cancer, but also to preserve our oceans and marine life. Selecting a sunscreen that is both effective and reef safe can be overwhelming.

*source: hawaii.com*



List of sunscreens considered to be reef safe. Made in Hawaii sunscreens are marked with an \*asterisks

- \* Mama Kuleana Waterproof SPF 30
- \* Kokua Sun Care Hawaiian SPF 50 Natural Zinc Sunscreen
- \* Little Hands Hawaii SPF 35+ All-natural and Organic Sunscreen
- Manda Organic SPF 50 Sun Paste
- \* Raw Love SPF 35 All-natural Mineral Sunscreen
- Thinksport SPF 50 Sunscreen

## LET THE BUYER BEWARE!

The Board of Directors at Lawai Beach Resort have an ongoing commitment to present the owners with a variety of exchange options. This is why we currently have agreements and/or affiliations with Resort Condominium International (RCI), RCI Points Program, Interval International (II), Trading Places International, International Cruise and Exchange (ICE) Gallery, San Francisco Exchange and Hawaii Time Share Exchange (HTSE).

Some point-based vacation clubs operate much the same as an exchange company. The owner has the option of using his or her fee simple ownership week(s) at Lawai Beach Resort or banking that week and receiving points for use at other comparable properties for days or weeks, or for other travel-related services such as airfare, cruises, car rentals, etc. Ordinarily, you remain the owner of the week and you continue to have a voice through your elected Board representatives. This is the main reason why the Board, several years ago, decided to make the RCI Points Program available.

However, some point-based vacation clubs may require you to relinquish your fee-simple deed of ownership into a trust. In this case you would be credited with points, and you would have to exchange back into Lawai Beach Resort or to any other resort or vacation option – subject, then, to availability within that vacation club's holdings in or access to any specific property. Further, having relinquished your ownership, the vacation club trust would be empowered to cast any and all votes in annual elections of Directors and Annual Meetings of the Board. As the legal owner of your one-time interest, they would have a voice at such meetings and as they see fit. A long-term potential danger to this option is that if the "vacation club trust" / corporation obtains enough interest in Lawai Beach Resort(LBR), they could control the election of officers on the LBR Board of Directors, hence, control the fees and maintenance of this Resort.

Today the LBR Board of Directors consists of owners who are concerned about the value of the property and keeping fees to a minimum. If the control of the Board of Directors swings to a "vacation club trust" / corporation, the emphasis of the fees could change in order to maximize the profit to the "vacation club trust."

Lawai Beach Resort owners are not precluded from joining any non-affiliated exchange company or vacation club, but, now – more than ever – the old adage applies: LET THE BUYER BEWARE!

*As a result of a number of inquiries, we reprint this article from previous issues of the Lawai Beach Resort Newsletter.*

## Associate of the 4th Qtr. 2019



**Michael Medina**  
Houskeeping

## Associate of the Year 2019



**Robert Churney**  
Engineering

## Manager of the Year 2019



**Patsy Shaffer** - Rooms Manager

## Service Awards



**Teresita Villanueva** (5 Years)

# Orchid Awards

Associates received 491 Orchid Awards in the 4th Quarter of 2019 and 577 Orchid Awards in the 1st Quarter of 2020! This is recognition from their managers and peers, and FROM YOU!

### Accounting

Karez Batangan  
Melissa Bukoski  
Malia Freitas

### Engineering

Reynaldo Agulay  
Terry Beisch  
Rob Churney  
Mel Fernandez  
Raymond Gambito  
Mikeson John  
Christian Ragus  
Jason Kamai-Santos  
Brian Perreira  
Kim Silva  
Jhonny Tarin  
Vernon Vea  
Virgilio Velasco

### Guest Services

Leo Briones  
Annie Esposo  
Angel Medrano  
Patrick O'Connor  
Janine Pagador  
PJ Prado  
Judy Roberts  
Loretta Winchester

### Landscaping

Ferdinand Lagundino  
Cesar Medrano  
Flander Mizutani  
Manny Simpliciano

### Security

Henry Acosta  
Jeremiah Aguilera  
Robert Lenci  
Ernesto Nacapuy  
Joseph Pascua  
Mark Pasion  
Ronnie Romero  
Ernesto Talingdan  
Teresa Morrison

### Housekeeping

Franco Abero  
Marilyn Acob  
Janet Arios  
Revielyn Baclig  
Nora Baloaloa  
Dandee Blanes  
Leilanie Blanes  
Imelda Brillantes  
Ryzen Cruz  
Eltomer Dullaga  
Rosie Fostanes  
Nelita Ganaden  
Camela Ingeneiro  
Cresencio Johnson  
Sam Jose  
Floresa Lapitan  
Elizer Magana  
Maria Manuel  
Eugene Mayo  
Michael Medina  
Jocelyn Mendoza  
Milagros Miguel  
Nenita Puruganan  
Rudy Rumbaoa  
Paolo Sevilleja  
Jamielee Souza  
Andrea Tagavilla  
Norma Tamayo  
Elvira Valmoja  
Francisca Velasco  
Teresita Villanueva

### Management

Sherrie Chan  
Deborah Dama  
Cora Galano  
Owen Hoff  
Noe Hookano  
Luka Kanoa  
Terry Klask  
Susan Magallanes  
Wesley Pagador  
Benjilyn Shaffer  
Patsy Shaffer  
Nick Solatre  
Zenaida Valencia

## 'Ohana Additions



Dante Badua  
House Attendant



Bradyn Hoff  
House Attendant



Mark Abella  
Security Officer

## NA PO'E PA'AHANA AWARDS



The annual statewide Na Po'e Pa'ahana Award Luncheon was held on January 9, 2020 on Oahu. These nominees represented Lawai Beach Resort. They were chosen for their outstanding work ethic and commitment to Owner & Guest service.

**Terry Klask**  
**Jason Kamai-Santos**  
**Eugene Mayo**  
**Terry Beisch**  
**Janine Pagador**  
**Joseph Pascua**

**Manager of the Year**  
**Engineering of the Year**  
**Housekeeper of the Year**  
**Outstanding Lodging Employee of the Year**  
**Front Office Person of the Year**  
**Winner - Security Officer of the Year**

Three of our nominees moved on to become finalists for the small properties (<200 rooms) category: Janine Pagador, Joseph Pascua and Jason Kamai-Santos. Our finalist, Joseph Pascua, won the small properties Security Officer of the Year, Statewide. AWESOME!

CONGRATULATIONS, ALOHA and HANA HOU to all!



Janine



Patsy



Malia

**"Your mask protects me, my mask protects you"**



Rob



Christian



Nick



Susan