



PONO KAI
resort · kawaii

Pono Kai Interval Owners Association

Managed by:



November 2006

Manager's Message

Below is a list of some of the projects that we've been working on here at the resort since our last communication to you. If there is anything that we can do to make your next stay at the resort more enjoyable, please give us a call.

- Installed 18 new pool lounge chairs.
- Installed new locks on pool gates.
- Painted Building H walkways.
- Completed installation of glass sliding doors and windows in 20 units.
- Installed new irrigation valves in the pool and garden area.
- Completed the repairs of lanai and painting units B203, G102, G104 & C104.
- Installed one hundred 27-inch television sets.
- Drained and cleaned Japanese pond.
- Completed repairs and repainting on K Building lanai railings.
- Repaired lanai on units A303 and A304.
- Completed the installation of DVD players in all units.
- Trimmed all trees and shrubs throughout the property.
- Repaired water leak near pool bathroom.
- Installed new rice cookers in all units.
- Fertilized entire property.

Aloha and Mahalo,
Peter Sit - Resort General Manager

Board of Directors

Dorella Lee, President; Becky Larsen, Vice President;
Stella Nelson, Secretary; Hugh Conroy, Treasurer; Norm Chaffin, Member

If you are interested in serving on the Board of Directors, would like to contact board members or to obtain meeting minutes, you may write to the board, c/o Bluegreen at 4960 Conference Way North, Suite 100, Boca Raton, FL 33431 or email Kathy Ayrouth at Kathy.Ayrouth@bluegreencorp.com.

2006/2007 Mailing Schedule

November/December – 2007 Budget/Newsletter
January/February – Newsletter/Annual Meeting Notice
April – Newsletter
November/December – 2008 Budget/Newsletter

2006/2007 Meeting Schedule

January 9, 2007 – 1:00 PM in California
April 12, 2007 – 8:30 AM at Pono Kai

Annual Meeting:

April 13, 2007 – 8:30 AM at Pono Kai

*Meeting & Mailing schedules are subject to change.
Please Email Kathy.Ayrouth@bluegreencorp.com to confirm meeting dates/times.*

Summary of Minutes

Board of Directors Meeting

March 9, 2006

- Minutes of the December 1, 2005 board meeting were approved as amended.
- The board reviewed the Comment Summary, RCI Comment Update, Occupancy, Rental Presell and Manager's reports for January 2006.
- The board reviewed the Cash Report, Income Statement, Reserve Report and Delinquency Report for January 2006. It was reported that the association would end January 2006 approximately \$4,500 behind budget. The Reserve Report reflected expenses of \$179,518 year-to-date and a balance of \$1,090,250. The Board unanimously approved the Treasurer's Report.
- The board appointed Kathleen Ayrouth as Inspector of Election.

Organizational Meeting of the Board

March 11, 2006

- The board unanimously approved the slate of officers and the 2006/2007 meeting schedule.

Special Telephonic Board of Directors Meeting

April 21, 2006

- The board unanimously approved the Document Review & Distribution Policy.

Board of Directors Meeting

June 8, 2006

- Minutes of the March 9, 2006 board meeting, the March 11, 2006 organizational board meeting and the April 21, 2006 special telephonic board meeting were unanimously approved as presented.
- The board reviewed the Comment Summary, RCI Comment Update, Occupancy, Rental Presell and Manager's reports for April 2006.
- The board reviewed the Cash Report, Income Statement, Reserve Report and Delinquency Report for April 2006. It was reported that the projected year-end cash position was \$69,766. The Reserve Report reflected expenses of \$243,033 year-to-date and a balance of \$1,024,217. The Board unanimously approved the Treasurer's Report.
- The board unanimously voted to ratify the approval to cast the association's total votes in favor of Barbara Paul and Dorella Lee for the election to the board and to approve the Directors' Travel Expense for the 2006 AOA Annual Meeting.
- The board unanimously approved to begin the foreclosure process on 305 intervals reported to have clear title.
- The board unanimously approved to amend the budgeted amount for foreclosures by \$233,000.
- Mr. Chaffin and Mr. Conroy were appointed to the Foreclosure Committee.

Contact Information

Bluegreen Resorts Management, Inc.
www.bluegreenonline.com

Reservations & Billing Questions
877-688-9889

Monday – Friday
8:00 AM to 9:00 PM (Eastern)



The Pono Kai Resort
www.ponokai.com
808-822-9831