



PONO KAI
resort-kauai

Pono Kai Interval Owners Association

Managed by:

bluegreen
RESORTS MANAGEMENT

November 2007

Manager's Message

Aloha from Kauai! The County of Kauai has completed the beachfront walking path construction near the Pono Kai Resort. Construction is still ongoing in other areas of the path. We encourage you to enjoy the new path during your next visit to the resort. More good news! The County of Kauai has appropriated funding in their next fiscal year's budget (June 2008 – May 2009) to repair the seawall fronting the Pono Kai resort. This has been a long time coming and we will continue to keep you posted as things progress.

Meanwhile, the Interisland Superferry (ferry that will transport vehicles and passengers between Oahu and Kauai) project continues to be a controversial subject, with supporters and protestors being very vocal about their positions. As of early-November, the Interisland Superferry project is back on. We'll keep you posted as we hear more news.

Congratulations to Charles and Carol McGuffin for winning the quarterly comment card drawing. The McGuffins have won a three-night stay in a one-bedroom unit. You could be a winner too. Simply drop your comment card at the front desk to be entered into the quarterly drawing!

Mahalo,
Peter Sit – Resort General Manager

2008 Meeting Schedule

January 10, 2008 – 1:00 PM (*) in California

April 24, 2008 – 8:30 AM at Pono Kai

Annual Meeting:

April 25, 2008 – 1:00 PM at Pono Kai

Organizational meeting of the board will immediately follow Annual Meeting. Meeting dates beyond April 2008 will be scheduled at the Organizational meeting. Meeting dates/times are subject to change. () Time changed from previous newsletter.*

Call For Resumes

If you are interested in serving on the Board of Directors and would like to be considered for the 2008 election, please submit a cover letter along with your resume to the Board of Directors by January 1, 2008. Resume should include your name, address, education, employment and community service history.

Exercise Room Coming Soon

We are pleased to announce that we will be opening an Exercise Room for all owners and guests to enjoy while staying at the Pono Kai. K108 is being converted to the Exercise Room. The entrance will be from the back of the unit, near the Tennis Courts. Exercise equipment will include: 2 treadmills, 2 stationary bikes, a weight station system and benches to be used for stretching, etc. The equipment has been ordered and we expect the room to be completed by the New Year. Contact the front desk for further updates.

Special Telephonic Board of Directors Meeting
June 8, 2007

- The Board unanimously approved a two-year agreement with IVC to perform resales of association-owned intervals.
- The Board set guidelines for the foreclosure bidding process and appointed Peter Sit as the authorized representative of the association at foreclosure sales and established association maximum bid amounts by unit size.

Board of Directors Meeting
July 10, 2007

- The board approved the minutes from the April 12, 2007 Board of Directors meeting and the April 13, 2007 Organizational Meeting.
- The board reviewed the Comment Summary, RCI Comment Update, Occupancy, Rental Presell and Manager's reports for May 2007.
- The board reviewed the Cash Report, Income Statement, Reserve Report and Delinquency Report for May 2007. It was reported that the year-end cash was projected to be approximately \$235,910. The Reserve Report reflected expenses of \$234,068 year-to-date and a balance of \$632,222.32. The Board unanimously approved additional reserve expenses in the amount of \$31,000 for new air conditioning units and one refrigerator. It was reported that as of June 30, 2007 that 10.5% of the total accounts receivable was past due at least 30 days. The Board unanimously approved the Treasurer's Report.
- The Board agreed to hold an Owner Forum after each regular board meeting.
- The Board appointed Chris Myers as the association's authorized agent to sign resale documents on behalf of the association and to adopt Resolution #80, which outlined the appointment of Mr. Myers.
- The Board adopted Resolution #81, which formally outlines the fixed week usage for all weeks that had been purchased by Bluegreen Vacation Club.

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Board of Directors

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

If you would like to contact board members or to obtain a full set of 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.

Contact Information

Bluegreen Resorts Management, Inc.
www.bluegreenonline.com

Reservations & Billing Questions
877-688-9889

Monday – Friday
8:00 AM to 5:00 PM (Eastern)

Saturday
9:00 AM to 5:30 PM (Eastern)



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