



PONO KAI  
resort · kawaii

## Pono Kai Interval Owners Association

Managed by:  
  
bluegreen®  
RESORTS MANAGEMENT

September 2009

### Board of Director's Message

Thank you for your continued support of the Pono Kai during these difficult economic times. Now, more than ever, we are thankful that we were able to address the large number of delinquent ownerships that our association had not too many years ago. Through our aggressive efforts to foreclosure those delinquent intervals and the subsequent resale, we are in a better position to endure. For this reason we are even more thankful that we were able to sell a number of intervals to Bluegreen Vacations for use in their vacation club. As you recall, that was a decision that we (your Board of Directors) received unwarranted criticism over. We believed that the decision to sell to Bluegreen was in the best interest of the association at the time, and we couldn't agree more today!

Meanwhile, we still have an ongoing sales effort of association-owned intervals at the resort. If you or anyone you know is interested in purchasing a week in paradise, contact Jimmy Owens at Inter-Island Vacation Concepts, Inc. (808-822-9831 ext. 570). *Who couldn't use another week in paradise?*

Fondest Aloha,  
Dorella Lee – President

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### Upcoming Meetings

October 21, 2009 – 8:30 AM at Pono Kai  
January 26, 2010 – 8:30 AM in California  
April 1, 2010 – 8:30 AM at Pono Kai

#### Annual Meeting:

April 2, 2010 – 1:00 PM at Pono Kai

*Organizational meeting of the board will immediately follow Annual Meeting. Meeting dates beyond April 2010 will be scheduled at the Organizational meeting. Meeting dates/times are subject to change.*

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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](mailto:Kathy.Ayrouth@bluegreencorp.com).

**AOAO of Pono Kai**  
**2009 Annual Meeting of the Members**

October 21, 2009  
3:00 PM  
The Pono Kai Resort  
1250 Kuhio Highway  
Kapaa, Kauai, Hawaii

*(see enclosed materials for additional information on AOA Annual Meeting)*

As a multi-use property, understanding all of the groups at the Pono Kai can be challenging. Here's a brief explanation of each group and their involvement at the resort:

**Pono Kai Interval Owners Association (PKIOA):** Comprised of 150 timeshare units (multiple units in all buildings – A-K, which includes every unit in Building K), and 2 commercial units (Laundry and Housekeeping), PKIOA represents 59.9437% of the ownership. PKIOA is responsible for the maintenance of each of their 150 units.

**Pacific Fantasy Time Share Owners Association (PFTSOA):** Comprised of 17 timeshare units (1 unit each in B, C, G and H Buildings, 2 units each in A, D and F Buildings, 3 units in E Building, and 4 units in J Building), PFTSOA represents 7.0936% of the ownership at the Pono Kai Resort. PFTSOA is responsible for the maintenance of each of their 17 units.

**Association of Apartment Owners of Pono Kai (AOAO):** AOAO is the “master” association at the Pono Kai. Within the AOAO there are 74 wholly owned units/apartments (multiple units in buildings A-J). These units are not timeshare. An individual or organization owns each unit in the AOAO. A vast majority of the units are being utilized as second homes or vacation rental property, a handful of which are involved in a rental pool, which is managed by CRH. There is also a commercial unit, located near the lobby (where IVC is providing activity services). The AOAO is responsible for all building exteriors and the common areas (pool, tennis courts, lobby, walkways, landscaping, etc.) The 74 wholly owned units in the AOAO represent 32.9627% of the total ownership.

Every owner at the resort (including PFTSOA and PKIOA owners) is a member of the AOAO.

AOAO (whole owners) - 32.9627%  
PKIOA - 59.9437%  
PFTSOA - 7.0936%

The enclosed proxy card is for the AOAO (master) association's Annual Meeting. Per the association governing documents, unless a majority of the owners from each apartment cast a vote for the AOAO meeting, the board of directors must cast the total votes for each apartment. Please see further information (enclosed in this mailing) about the upcoming AOAO Annual Meeting.

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**Online Assessment Payments**

We're working to make your ownership easier to use in the digital age. So, we'd like to advise you that as a Pono Kai owner with Bluegreen Resorts Management, you can view your maintenance fee statement and pay your fee online 24 hours a day with a credit or debit card at [www.bluegreenonline.com](http://www.bluegreenonline.com).

While you're on the site, you can also update your contact information in the “My Account” section. This way, you'll receive a convenient email letting you know when your fees have been posted to your account.

To enroll, just go to [www.bluegreenonline.com](http://www.bluegreenonline.com) and click on the “Not Registered” link. Once you have enrolled, go to the Payments page, or to the My Account page to update your contact information.

We hope that you enjoy the convenience of online payments and look forward to welcoming you back to Pono Kai soon.

## Summary of Board Meeting Minutes

Board of Directors Meeting  
January 23, 2009

- The board approved the minutes from the October 14, 2008 Board of Directors meeting.
- The board reviewed the Comment Summary, RCI Comment Update, Occupancy, Rental Presell and Manager's reports for November 2008.
- The board reviewed the Cash Report, Income Statement, Reserve Report and Delinquency Report for November 2008. It was reported that the year-end cash was projected to be approximately \$300,000. The Reserve Report reflected expenses of \$575,332 year-to-date and a balance of \$46,717.30. It was reported that as of November 30, 2008 that 12.42% of the total accounts receivable was past due at least 30 days. The Board unanimously approved the Treasurer's Report.
- The Board unanimously approved to allow only owners who had submitted resumes within the established deadline to be included as candidates for the election at the 2009 Annual Meeting.
- The Board set the record date of February 28, 2009 for the purposes of suspending the voting rights of delinquent owners.

Board of Directors Meeting  
April 2, 2009

- The board approved the minutes from the January 23, 2009 Board of Directors meeting.
- The board reviewed the Comment Summary, RCI Comment Update, Occupancy, Rental Presell and Manager's reports for February 2009.
- The board reviewed the Cash Report, Income Statement, Reserve Report and Delinquency Report for February 2009. It was reported that the year-end cash was projected to be approximately \$2,158,267.32, which represented approximately \$1,850,00 in pre-paid assessments. The Reserve Report reflected expenses of \$56,691.88 year-to-date and a balance of \$473,175.12. The Board unanimously approved an additional \$75,000 to fund additional reserve items, including window and door replacement and the installation of new safes. The Board unanimously approved to fund the reserves an additional \$50,000 of previous equity. Mr. Myers reported that an in-depth reserve analysis would be presented at the budget meeting in the fall. The Board unanimously approved the Treasurer's Report.
- Kathleen Ayrouth was appointed as Inspector of Election at the 2009 Annual Meeting.
- The board unanimously approved the 2008 audit.
- In accordance with the association's bylaws and in an effort to protect owner privacy, the board unanimously voted to no longer provide owner addresses to owners requesting a roster of owners (owners list).

Organizational Meeting of the Board of Directors  
April 2, 2009

- The board approved the slate of officers, the meeting schedule, the Conflict of Interest Policy and the Travel Policy.

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### Hospitality Suite Available

Please remember that we have a Hospitality Suite available (K102) for guests who arrive prior to check-in, have evening flights off the island or mid-stay room changes. Our check-in time is 4:00 PM and check-out time is 10:00 AM. In the short period of six hours, our housekeeping staff must clean and prepare each room for our next guest. Please keep this in mind when scheduling your travel to the Pono Kai. If you find that you must arrive early or stay late, please check with the Front Desk staff regarding the use of the Hospitality Suite.

### Reservation Reminder

*The Board of Directors would like to remind you that for your convenience, the Pono Kai Resort offers two check-in days (Wednesday and Saturday). Mid-week (Wednesday) check-in is desirable to many owners and guests because airfare rates can be significantly reduced for mid-week travel.*

## Pono Kai O'hana Update

We proudly announce the recent accomplishments and/or events of our Pono Kai staff members and offer our congratulations:

### Births

Pualani Foster (Front Desk) was blessed with the birth of her daughter, Malia in May.

### Community College Graduates

Bernadette Garcia (Front Desk) received her degree in Hospitality and Tourism.

Pamela Fulton (Front Desk) received her degree in Business Technology.

Makana Contrades (Front Desk) received her degree in Massage Therapy.

Jaron Sit (Maintenance) received his degree in Auto Body Mechanics.

### Bluegreen "Gung Ho" 2<sup>nd</sup> Quarter Award Winner

Dawn Hernandez (Front Desk) was one of six Bluegreen employees (company wide) who received this award.

### Anniversary Service Awards (10+ years)

#### 21 Years

Carmen Aranda (Housekeeping)

Emilio Neiva (Grounds)

Nena Aranda (Housekeeping)

#### 20 Years

Carlina Tumaneng (Housekeeping)

Emelda Gapuz (Housekeeping)

#### 19 Years

James Meadow (Maintenance)

Steven Pimental (Grounds)

#### 18 Years

Perlita Baldonado (Housekeeping)

Jimmy Ornellas (Grounds)

#### 17 Years

Mauro Delos Santos (Housekeeping)

#### 15 Years

Marilyn Solatre (HR/Accounting)

#### 14 Years

Remy Dela Cruz (Front Desk)

#### 13 Years

Charles Steiner (Maintenance)

Daisy Toribio (Housekeeping)

#### 12 Years

Martina Cubangbang (Housekeeping)

Eloy Jose Juan Jr. (Housekeeping)

Nora Badua (Housekeeping)

Robert Egan (Maintenance)

Jeanelle Somera (Housekeeping)

#### 10 Years

Marilyn Cabalona (Housekeeping)

Pualani Foster (Front Desk)

Teddy Quetula (Maintenance)

### Contact Information

Bluegreen Resorts Management, Inc.

[www.bluegreenonline.com](http://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](http://www.ponokai.com)

**808-822-9831**