



February 2008

Aloha Poipu Kai homeowners,

IMPORTANT ANNUAL MEETING INFORMATION: The annual homeowners meeting for Poipu Kai Association will be held Saturday, May 3 at the Grand Hyatt Kauai. I hope your plans will bring you to Kauai or, if you are fortunate enough to live on island, that you will put the meeting on your calendar. This year's meeting will include a proposed amendment to the Covenants and Restrictions that will allow mail-in voting so that, if needed, business can be conducted other than once a year at a meeting. Since 65% of the membership needs to vote affirmatively to pass an amendment to the C&R's, it is **EXTREMELY IMPORTANT** that each of you cast your vote this year, either in person or by proxy. You will be receiving the meeting announcement and proxy by mail by March 20. Please open the mailing from Certified Management immediately and respond. Do not put the mailing aside to look at later, and above all please do not file it in the 'circular file'.

FRACTIONAL SALES: As I mentioned in my last letter, the PKA Board is working to restrict sales marketed as fractional sales. The amendment mentioned above will allow us to conduct, at a later date, a vote by mail on restricting fractional sales. After researching our documents we determined that currently the vote must occur at a meeting. It is difficult to reach 65% approval at one meeting; therefore we are first proposing to modify our documents to allow the mail in vote.

2008 CAPITAL PROJECTS:

- Repaving of Bay View roads and administration building parking lots
- Seal coat Pe'e and Ho'ohu roads
- Greenbelt sidewalk repairs
- Tennis club fencing replacement
- Exterior and interior painting maintenance building, administration building and other accessory buildings
- Roof work, maintenance building
- Conference room improvements
- Fencing recycle and green waste areas

EMPLOYEES AFTER HOURS EMPLOYMENT:

The PKA board finds it necessary to notify owners that PKA employees may no longer be employed or contracted to work for individual unit or lot owners within PKA at any time. Outside employment on PKA property has made it difficult to protect the association from unverifiable Workers Compensation claims. In addition the loss of time due to other employment interruptions



is impacting our operations. Most importantly, employee safety cannot be monitored creating opportunity for claims being made against PKA when they in fact occurred off the clock.

Effective date of the new policy will be April 1, 2008.

POIPU ROAD/BYPASS ROAD INTERSECTION SAFETY: Your Board has become increasingly concerned with the safety at the intersection. I have written to the county asking for action, documenting my letter with photos of several serious accidents in the past year. There has been a response, and I have further communicated with the county. On January 9 I observed surveyors at the corner, but have had no indication from the county on what, if anything, they plan to do. The letters and response are posted under Newsletters on our website certifiedhawaii.com/poipukai I encourage you to make your own comments on the subject directly to the council at cokcouncil@kauai.gov

RESTROOM FACILITIES: We are in the process of negotiating a one year non-exclusive lease agreement for the restroom facilities in the Racquet Club building. Along with this lease will be upgrades to improve the current condition of the restrooms. This will allow us time to continue researching the building of our own restrooms.

REGENCY VILLAS: The construction of the new condominiums did not meet their projected completion in January. At this time the developer has not provided a new projected completion date. We look forward to the units being completed and occupied.

ENCLOSURES: Included in this mailing is the updated PKA General Information guide given to all new homeowners. It is a useful publication to keep with your PKA documents. Also included is the recently adopted Compliance Management System for Covenant and Restrictions, By-Law, Association Rules and Design Guidelines infractions.

The Board looks forward to the new year ahead. With all the current development in the Poipu area it behooves us to be vigilant in maintaining your investment by keeping our facilities in excellent repair and making improvements as prudent. We continue to appreciate your letters and comments. Feedback helps us to improve our communications to you and we continue to appreciate your compliments.

With warm aloha,

Sue Sucher
President, Poipu Kai Association