



February 2011

Aloha Poipu Kai homeowners,

Acquisition of Lanai Room

Your Board is pleased to announce that Poipu Kai Association has acquired Unit #2 of the Poipu Kai Racquet Club, also known as the “Lanai Room”, beneath Kalapaki Joe’s Restaurant. As many of you know, this area was originally owned by the developer of Poipu Kai and used by the Association for annual meetings, classes and other activities. It was later purchased from the developer by Pacific Island Holdings LLC and converted to office space. The “apartment” also includes rest rooms, which PKA was leasing from the former owner.

This purchase solves an ongoing concern faced by the association in our obligation to provide bathroom facilities to those using our pool (required by the State Department of Health). PKA currently accomplishes this via a lease for the bathrooms. Two years ago, facing the possibility that this leasing solution may not be a long-term fix, the Board began setting aside reserve funds to construct bathrooms in that event. The acquisition not only solves the long term bathroom issue, but it also gives us the ability to expand the amenity package enjoyed by all homeowners.....A win –win for Poipu Kai.

The purchase price of the apartment unit was \$250,000 and based on the market analysis we completed, this proved to be a tremendous buying opportunity. The Board conducted market research on the availability of comparable space on Kauai and found that (1) not much was, in fact, available for purchase, (2) demand was rather high, and (3) what little space was available was at a cost well in excess of what the owner was asking.

The existing space is well over thirty years old and in need of renovation. Initially the only plan at this point is to clear the space (except the functioning restrooms) down to the stud framed walls. In so doing we are now starting with a “clean slate”. To this end, the Board has created a small Task Force to gather membership input, evaluate potential uses and present recommendations to the Board.

If you wish to have your ideas heard and considered we encourage you to let us know what they are. Any suggestions or ideas may be presented in writing at poipukai.org@gmail.com or regular mail to Poipu Kai, 1775 Poipu Rd. Koloa, HI 96756.

We are excited for the opportunities presented by this acquisition, and we hope you are as well. We will make the space available for tours at 1:00 PM the afternoon of the Annual Meeting, prior the Homeowners Party.

With warm aloha,

Sue Sucher, President
Poipu Kai Association