



November 2008

Aloha Poipu Kai homeowners,

### **2009 MAINTENANCE FEES**

Your Board and management have worked diligently on the 2009 Poipu Kai budget. We are very glad to be able to tell you that for 2009 there will be no increase in maintenance fees for Poipu Kai Association. The Board and our staff have worked smart over the last year to increase working productivity, carefully review line items in the budget, and make adjustments---all of which have contributed to our ability to keep your maintenance fees from increasing.

### **FRACTIONAL OWNERSHIP AMENDMENT**

Your Board is pleased to announce that the Fractional Ownership Amendment has been approved. This amendment to our Declaration of Covenants and Restrictions disallows fractional sales or ownership at Poipu Kai, and it will be recorded with the State of Hawaii. With owners located on three continents and dozens of states, the job of reaching everyone and impressing them with the importance of voting was a huge task. Eric Napolean from Resort Quest and Bob Keane from Suite Paradise jumped in near the end to help us reach their owners who had not responded. We are grateful for their help.

### **TENNIS COURT IMPROVEMENTS**

This fall disintegrating fence poles and rusted fencing were replaced at the tennis courts. With these improvements and the previous resurfacing of courts and other upgrades, our tennis facility is truly top notch.

### **REGENCY VILLAS COMPLETION**

With completion in sight, your Board and Design Committee are working to assure that all conditions agreed upon by the developer have been completed prior to final sign off on the property.

### **GOVERNING DOCUMENTS' RESTATEMENT**

Recent legislation by the State of Hawaii allows for restatement of our governing documents to incorporate all prior amendments. When completed, the restated documents will be available to all owners in pdf format as well as the standard hard copy.

### **POIPU KAI RESTROOMS**

As we continue efforts to build our own restrooms near the pool and tennis courts, the currently leased bathrooms have been modestly improved to continue to serve until we have built our own facilities.



## **BOARD APPOINTMENT**

Recently Esin Gulari submitted her resignation from the Poipu Kai Board of Directors due to increasing professional commitments. We enthusiastically thank Esin for her many years as a director and officer of Poipu Kai Association, and previously for Poipu Sands. Her critical thinking and good business sense always brought an important perspective to Board deliberations.

Jeff Krueger, homeowner in BayView and chair of the Homeowners' Design Committee has been appointed by your Board, per our By-Laws, to fill the open seat created by Esin's resignation.

## **2009 CAPITAL IMPROVEMENTS**

Due to the uncertain economic conditions of the country and the world, your Board has determined that all Capital Improvement projects, scheduled in our Reserve Plan for 2009, will be subject to further review prior to implementation to determine that it is prudent and fiscally sound to proceed. This may result in some projects being pushed back one or more years. While we have the funds in hand for these projects, it may become advisable to delay one or more projects.

## **TVR REGISTRATIONS**

Poipu Kai sends a hearty MAHALO to Bob Keane for shepherding county of Kauai Transient Vacation Rental registrations for Poipu Kai homeowners who responded to his offer of assistance.

Travel to Kauai has taken a large downturn. It is very quiet on the island. We certainly hope that our island friends and businesses will be able to survive this tough time. Equally, we hope that our owners and neighbors will not suffer catastrophically. We wish you all well and hope those of you who do not live here will be able to visit the island and support local businesses. 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