



2024 Election Results

Congratulations to returning incumbents who were re-elected for three-year terms:

Alii: Conni Larson
Banyan: Edward Kent

Coral: Michael Harrow
Lika Lani: Bruce Blohowskiak

Board of Director Officers are:

Lawai Beach Resort

President: Thomas Babcock
Vice President: Bruce Blohowskiak
Treasurer: Michael Harrow - AOA
Treasurer: Edward Kent - TSOA
Secretary: Mark Shepard
Asst. Secretary: Clifford Buck

Lika Lani

President: Bruce Blohowskiak
Vice President: Mark Shepard
Sec/Treas: Michael Harrow

Whole Unit Conversion Update!

GOOD NEWS! Coral unit 3103 has been de-annexed from the timeshare association. It was recorded on March 8, 2024, with the State of Hawaii Bureau of Conveyance.

On Tuesday, March 19th, we listed it for sale with Lawai Vision Realty with an asking price of \$800k. Interested parties should contact Ed MacDowell or Sonya Halladay.

Coral unit 3110 and 3202: we recorded the release of mortgage and these are pending foreclosure and/or quit claims.

We continue to work on the additional five (5) units. These are:
Banyan: 2105 (1B/1B)
Coral: 3109 (2B/1B), 3111, 3311 & 3312 (1B/1B).

I have been emailing and speaking with the individual owners as several either did not receive their documents or just don't understand why this is necessary.

If we don't see any further movement on these, we will enforce the exchange.



Photo by Hal Gant

General Manager's Message



Noe Hookano
General Manager
Lawai Beach Resort
5017 Lawai Rd.
Koloa, HI 96756
(808) 240-5158

n.hookano@lawaiibeach.org

Aloha O'hana!

Our winter is nearly over and the weather will warm up soon. It has definitely been colder this winter than in the past couple of years.

Special Assessment

A statement for this was sent in February due to the shortfall of the 2023 financials. The majority of the owners understood the need for it, however some do not. We were accused of bad management, excessive spending, and on and on. Some were very rude, while others were just wanting more information. And I do understand.

A month later, it finally simmered down. I want to remind everyone of the \$2.7 million expense for spalling. This was never assessed and could have, maybe should have, in hindsight. **No special assessment was sent for this.** The assessment for this would be between \$218 to \$442 per interval, depending on unit size and building.

A recent survey reflects Lawai Beach Resort has one of the lowest fees for Kaua'i timeshare ownership. The Board of Directors, Management Team and our staff do a very good job of maintaining the property for your enjoyment. We have kept the RCI Gold Crown award for 18 years, one of the highest awards in the industry.

The question being asked consistently is, 'Once the ERC funds come through will we get refunded?'

Right now, I can't honestly answer that. I do know the 2024 fees were increased by 8%, sufficient to cover any additional unforeseen increases. We are aware that the ERC fund is being reviewed and we should be getting that shortly.

But I can tell you what the Board can do with any profits at the end of the year. The excess funds can be rolled over to the individual capital reserves for each building and the AOA or they can issue a credit to your account.

In the 37 years I have been here, we have never had a profit that was sufficient to credit all owners. A few thousand, maybe. And in the early years, the developer covered any shortfall the associations may have had.

Times are changing, more so since COVID and we must do our utmost to ensure the future of Lawai Beach Resort.

Mahalo for your continued support!



Photo by Jeffrey Scott

**Smoking
& Drugs**

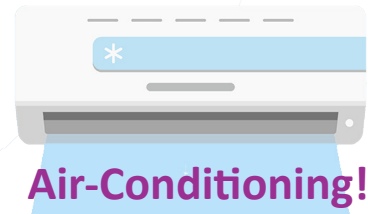
KNOW THE RULES!

Lawai Beach Resort only allows the use of tobacco and e-cigarettes in designated areas of the property. Please refrain from smoking within twenty (20) feet of our buildings, in the units and our activity areas including pools, tennis court, mini-golf and Rooftop center.

We are also a Drug-Free resort. Please DO NOT smoke marijuana or use any other drug on our property. Though you may have a medical card for use of marijuana, we ask that you refrain from use while enjoying your vacation with us.

In recent months, we have received complaints about it occurring in our units (confirmed by our Security O'hana). We also had a package received from the postal service containing it. The smell from the package was strong enough to give several associates headaches. The package was turned over to the Kauai Police and the recipient was notified on arrival.

Mahalo!



The Board of Directors are very interested and posed several questions to the vendor. We will continue to work with the vendor on any remaining concerns.

The funding will be the biggest obstacle. We are looking into obtaining a commercial loan for the project. The original thought was to pay the loan with capital reserves. However, after crunching some numbers, we may be able to pay it by renting it to owners/guests that want to have the air-conditioners during their stay.

On March 1st, we started charging the Lika Lani owners and guests for the air-conditioning. The charge is \$140 per week and Front Desk can activate the usage with the Smart System software. It is still a bit cold so none rented as yet. But we suspect once the weather gets warmer and the humidity levels increase, we will get more usage.

We will continue to work on this project.

Don't just visit Kauai. Explore it.



Our Activity Desk at the Lawai Beach Resort can help you book helicopter rides, boat tours, luaus and more. Plus, attend our Island Orientations on Saturdays at 8am by signing up in the lobby or dialing **extension 1156** or **1157** from your room.

Plan ahead and book activities before you arrive! Email atiyh@yahoo.com or call directly **808-651-6479**. For an activities calendar, visit www.lbractivities.com.



Alii

One-Bedroom Remodel Unit





Banyan
New Living &
Dining Room
Furniture



One-Bedroom





Two-Bedroom





Lika Lani

New Interior
Paint Color
(Alabaster)







FAQ

Frequently Asked Questions

Will the Coral building also be getting new furniture as Banyan and Alii are?

We have the proposed new furniture in unit 3203. The wall color chosen is Swiss coffee. The furniture is yet to be approved by the Board. If you'd like to view the model unit, please check with the Front Desk. We welcome all feedback.

Why are there so many cats and roosters on property?

Our Owners and Guests are feeding the wildlife which is drawing more and more animals. The Resort has an active trapping program going on. If you see the animals in traps, please leave them there. The trappers will relocate the roosters and the cats will be taken to the humane society for adoption and/or spay and neutering. Cats that have notches in their ears have been fixed. Please do not feed the cats or let them into your unit.

What is the update on the parking?

Your parking pass must be visible in your vehicle while on property or you will be cited or towed.

We ask that you do NOT double park. The above actions will be taken if you do. Other than where clearly marked by resort management, there are no reserved parking stalls.

Parking is allotted to Prince Kuhio, the Beach House Restaurant, and Lawai Beach Resort. Paul Sandifur Sr. developed Prince Kuhio, Kuhio Shores, Beach House and Lawai Beach Resort. Prince Kuhio has designated parking on levels 1A & 1B of the garage. The Beach House Restaurant has 50 designated parking stalls between Banyan and Coral (indicated with "BH" and yellow curbs). They also lease 10 stalls in the garage. These stalls are documented on the property plans and in the Condominium Property Regime documents.

Lawai Beach Resort

Buy or Sell

Give Ed or Sonya a call



Ed MacDowell 808-651-0660
lawaivision@gmail.com
Sonya Halladay 808-651-0204
sonyakauai@gmail.com

RESORT INFORMATION

For more resort information, please scan the QR code with your mobile device camera or go to www.lawaibeach.org/assets/QR_booklet.pdf

To save on re-printing costs of the in-room booklet, we placed a QR code in the unit for easy access.



Owners are being called or emailed stating that the Lawai Beach Resort is being sold. **This is NOT true.**

The Board and Management are not in discussion about selling the resort. The Board and Management would send you information should an event like this ever be done.

We do have on-going sales of timeshare inventory, through Vision Realty. We do rental of the Association owned inventory through HTSE, to make up for the loss of maintenance fees for these intervals/weeks.

Whole condominium sales will commence once we have completed the conversion of a timeshare unit. So, if you are contacted, please be careful.

DO NOT SEND ANY MONEY!

AND DON'T SIGN ANYTHING WITHOUT FIRST HAVING YOUR ATTORNEY REVIEW IT!

5017 Lawai Road, Koloa, HI 96756
(808) 240-5100

FAX Numbers:

Reservations 808-240-5186
LBR Executive/POMI 808-240-5320
Accounts Receivable 808-240-5189
Front Desk 808-240-5187
Concierge/Activity Desk 808-651-6479

Email Addresses:

General Manager	n.hookano@lawaiibeach.org
Dir. of Operations	o.hoff@lawaiibeach.org
Dir. of Finance	z.carineo@lawaiibeach.org
Dir. of Human Resources	d.dama@lawaiibeach.org
Housekeeping Manager	c.galano@lawaiibeach.org
Engineering Manager	eng.manager@lawaiibeach.org
Guest Services Manager	s.magallanes@lawaiibeach.org
Reservations	reservations@lawaiibeach.org
Accounts Receivable	acctrec@lawaiibeach.org
Security Manager	n.solatre@lawaiibeach.org
Manager of Information Systems	s.chan@lawaiibeach.org
Concierge/Activity Desk	atiyih@yahoo.com

Boards of Directors



Thomas Babcock
President of LBR AOA & TSOA
Alii Representative
t.babcock@lawaiibeach.org



Tim Aboudara, Sr.
Director of LBR AOA & TSOA
Coral Representative
t.aboudarasr@lawaiibeach.org



Bruce Blohowiak
Vice President of LBR AOA & TSOA
Banyan Representative
President of Lika Lani AOA & TSOA
blohowiaks@msn.com



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Banyan Representative
j.evans@lawaiibeach.org



Mark Shepard
Secretary of LBR AOA & TSOA
Vice President of Lika Lani AOA & TSOA
Alii Representative
m.shepard@lawaiibeach.org



Conni Larson
Director of LBR AOA & TSOA
Alii Representative
c.larson@lawaiibeach.org



Cliff Buck
Asst. Secretary of LBR AOA & TSOA
Coral Representative
c.buck@lawaiibeach.org



Rick Takach
Director of LBR AOA
Whole Unit Representative
r.takach@lawaiibeach.org



Michael Harrow
Treasurer of LBR AOA & Dir. of LBR TSOA
Coral Representative
Sec/Treas of Lika Lani AOA & TSOA
mharrow@earthlink.net



Edward Kent
Treasurer of LBR TSOA & Director of LBR AOA
Banyan Representative
e.kent@lawaiibeach.org

Director Emeriti

Marge Anthony *
Harold Heller *
Marian Knowles
Bill Shepard *
Mark Gordon
Robert Hipke *
Jerry Stewart

Ned Leone
Leonard Thompson*
Tom Wardell *
George Rice
Patrick McCarthy
Peter Goeldner
Calvert de Coligny *

* Deceased

Pool Furniture



We have a limited number of lounges at each pool and they are all first come, first serve. We don't allow anyone to reserve lounge chairs or tables.



Calendar

- May 22 Board of Directors' Meeting
- July 1 2025 Maintenance Fee Statement mailed
- Sept 25 Board of Directors' Meeting
- Oct 1 Maintenance Fee Payments Due
- Oct 11 Late fee applied to delinquent accounts

Deed Back (Quit Claim Deed)

Due to the volume and time involved, we have contracted Preferred Contract Management (PCM) to process any requests to relinquish your interval(s) back to the Association(s). The cost to complete this is \$2,600 per interval. Should you need to do this, please email daiwohi808@preferredcontract.com.

Farmers Market

Banyan Lower Lobby

Monday 4pm - 6pm



Reservations



Aloha Owners,
As we head into the 2nd quarter of year, we encourage you to reserve your use for 2025 and 2026. You may reserve up to 24 months in advance (example: use for June 2026 may be requested on June 1, 2024). Should you have questions regarding your reservations, don't hesitate to contact us:

Email: reservations@lawaiibeach.org
Fax: 808-240-5186
Phone: 808-240-5313

A Hui Hou,

Susan Magallanes
Guest Services Manager

How To Run for The Board

The nomination form to become a candidate on the Board of Directors election ballot is included in the **Summer Edition** of the resort newsletter and on the [resort website](#). We ask that you complete and submit the form by the deadline.

Please pay attention to the instructions as there are word limits. If you submit a nomination form and exceed the word limit you will be asked to revise and resubmit. The resubmission would still need to be received by the deadline in order to be valid.

Qualifications: You need to be an owner in the building you would like to serve, with your account(s) in good standing.

If you own in multiple buildings in the same association and would like to run on multiple ballots it is allowed as long as your account(s) is in good standing. Please keep in mind that you can only represent one building in the Association if elected. This only applies to the Lawai Beach Resort Timeshare Association consisting of Alii, Banyan and Coral buildings.



2023 Property Taxes (Per Week)

Alii	1B	\$127.12
	2B	\$138.24
Banyan	1B	\$128.71
	2B	\$137.13
	BES	\$157.11
Coral	1B	\$114.52
	2B/1B	\$129.87
	2B/2B	\$134.52
LikaLani	2B	\$154.27

Contact your financial professional for advice on income tax deductions.



Visitor Industry Charity Walk

The Charity Walk is on May 4th, the resort set a goal of \$6,000 for fundraising this year. 100% of the funds raised will stay on Kaua'i supporting over 60 non-profit organizations.

Our departments are conducting fundraisers throughout the month of March and April by selling pastries, bread, and more to associates. Guest Services are selling color paper 'Slippahs' to owners and guests for \$5 each with their name(s) on the slippahs and posted in the reception area.

Mahalo to all the owners and guests who have supported our fundraising.



Let The Buyer Beware!

The Board of Directors at Lawai Beach Resort have an ongoing commitment to present the owners with a variety of exchange options. This is why we currently have agreements and/or affiliations with Resort Condominium International (RCI), RCI Points Program, Interval International (II), Trading Places International and Hawaii Time Share Exchange (HTSE).

Some point-based vacation clubs operate much the same as an exchange company. The owner has the option of using his or her fee simple ownership week(s) at Lawai Beach Resort or banking that week and receiving points for use at other comparable properties for days or weeks, or for other travel-related services such as airfare, cruises, car rentals, etc. Ordinarily, you remain the owner of the week and you continue to have a voice through your elected Board representatives. This is the main reason why the Board, several years ago, decided to make the RCI Points Program available.

However, some point-based vacation clubs may require you to relinquish your fee-simple deed of ownership into a trust. In this case you would be credited with points, and you would have to exchange back into Lawai Beach Resort or to any other resort or vacation option – subject, then, to availability within that vacation club's holdings in or access to any specific property. Further, having relinquished your ownership, the vacation club trust would be empowered to cast any and all votes in the annual elections of Directors and Annual Meetings of the Board. As the legal owner of your one-time interest, they would have a voice at such meetings and as they see fit. A long-term potential danger to this option is that if the "vacation club trust"/ corporation obtains enough interest in Lawai Beach Resort (LBR), they could control the election of officers on the LBR Board of Directors, hence, control the fees and maintenance of this Resort.

Today the LBR Board of Directors consists of owners who are concerned about the value of the property and keeping fees to a minimum. If the control of the Board of Directors swings to a "vacation club trust"/corporation, the emphasis of the fees could change in order to maximize the profit to the "vacation club trust."

Lawai Beach Resort owners are not precluded from joining any non-affiliated exchange company or vacation club, but, now – more than ever – the old adage applies: LET THE BUYER BEWARE!

As a result of a number of inquiries, we reprint this article from previous issues of the Lawai Beach Resort Newsletter.

NA PO'E PA'AHANA AWARDS

Congratulations to our Nominees



The annual statewide Na Po'e Pa'ahana Award Luncheon was held on November 30th, 2023, on Oahu. These nominees represented Lawai Beach Resort. They were chosen for their outstanding work ethic and commitment to Owner & Guest service.

- Jocelyn Montero** Housekeeper of the Year
- Leonida Briones** Front Office Person of the Year - **Finalist**
- Zenaida Carineo** Manager of the Year
- Ernesto Talingdan** Security Officer of the Year - **Finalist**
- Vernon Ve** Engineer of the Year

Service Awards

Associate of the 4th Qtr 2023



Leonida Briones
(5 Years) Guest Services



Ernesto Nacapuy
(5 Years) Engineering



Norma Tamayo - Housekeeping



Marilyn Acob
(25 Years) Housekeeping

Michael Medina
(5 Years) Housekeeping



Jhonny Tarin - Engineering

Manager of the Year 2023

Associate of the Year 2023



Wesley Pagador
Landscaping



Kristen Puni
Accounting

Brian Perreira
Engineering



Orchid Awards

Associates received 855 Orchid Awards in October 2023 - January 2024! This is recognition from their managers and peers,

Guest Services

Jeremiah Aguilera
Leo Briones
Angel Medrano
Janine Pagador
Leslie Ragocos
Judy Roberts
Sheree Velasco

Engineering

Danny Blake
Gil Fernandez
Mel Fernandez
Elizer Magana
Ernie Nacapuy
Kim Silva
Jhonny Tarin
Vernon Veal
Vincent Veal

Landscaping

Joseph Agoun-Kona
Ferdinand Lagundino
Melchoir Lastimosa
Cesar Medrano
Melanie Rosa

Housekeeping

Marilyn Acob
Janet Arios
Dante Badua
Nora Baloalao
Catherine Bautista
Dandee Blanes
King Blanes
Leilanie Blanes
Imelda Brillantes
Ilden Doctor
Eltomer Dullaga
Rosario Fostanes
Nelita Ganaden
Faustino Gudoy
Camela Ingeneiro
Cresencio Johnson
Sam Jose
Haidie Loza
Eugene Mayo
Michael Medina
Jocelyn Mendoza
Milagros Miguel
Nenita Puruganan
Lucky Ramos
Norma Tamayo
Elvira Valmoja
Francisca Velasco

Security

Mark Abella
Franco Abero
Ryzen Cruz
Lyle Nakaahiki
Nicanor Ocumen
Joseph Pascual
Edgar Salvador
Ernesto Talingdan
Renz Umotoy

Accounting

Melissa Agoun-Kona
Kristen Puni

Management

Zenaida Carineo
Sherrie Chan
Deborah Dama
Annie Esposito
Cora Galano
Owen Hoff
Noe Hookano
Candice Lopez
Susan Magallanes
Wesley Pagador
Brian Perreira
Nick Solatre

'Ohana Additions



Edgar Salvador
Security Officer



Malia Beniamina
Accounts Receivable



Kala Edwards
House Attendant



Katelyn Kuhlmann
Guest Services



Rogelio Lim
Security Officer



Delilah Verzosa
Room Attendant

Internal Transfer



MaLen Hare
Guest Services



Brian Perreira
Engineering Manager

