

NOTICE OF ANNUAL MEETING OF
KIHEI COMMERCIAL CONDOMINIUM II
2019

NOTICE IS HEREBY GIVEN that the Annual Meeting of Kihei Commercial Condominium II has been called and will be held:

DATE: Tuesday, March 12, 2019
TIME: 10:45 am (Registration Begins at 10:30 am)
PLACE: Haleakala Gardens – Recreation Room
15 Kulanihakoi St., Kihei, HI 96753

The purpose of the meeting is:

1. To receive the Reports of Officers and the Board
2. To elect Directors as prescribed in the By-Laws; and
3. To transact such other business as may properly come before the Board.

In order to conduct the business of the Association, owners representing more than fifty percent (50%) of the total authorized votes of all owners must be present either in person or by proxy to hold this meeting.

All owners are urged to attend the meeting. However, you are requested to **complete, sign and date the enclosed proxy** and return it to us. Your presence at the meeting will permit you to void the proxy and cast your own vote. The necessity of having a quorum prompts the Managing Agent to request that all owners send in a proxy. **STATE LAW MANDATES THAT PROXIES, TO BE VALID, MUST BE RECEIVED BY 4:30 PM ON SUNDAY, MARCH 10, 2019.**

Dated: February 12, 2019

JS PROPERTY MANAGEMENT, INC.
Managing Agent for Kihei Commercial Condominium II



Mary Jane Kramer (PB),
Managing Agent

ASSOCIATION OF APARTMENT OWNERS OF KIHEI COMMERCIAL CONDO II
PROXY

Note: Please check **only one** of the following boxes. If no proxy holder is designated, or if no box is checked, or if more than one box is checked, the proxy shall be given to the Board of Directors as a whole. If you are not present at the meeting, this proxy designates your proxy holder as your substitute for any proxies assigned to you unless you designate another substitute in writing subsequent to this proxy.

The undersigned, being the owner(s) of the apartment(s) shown below, does hereby constitute and appoint

The Board as a whole and that vote is to be made on the preference of a majority of the Directors present at the meeting.

The Directors present at the meeting with the vote to be shared with each Director receiving an equal percentage.

The individual whose name is printed on this line above (to be used for Quorum if absent and if the individual has not assigned his or her proxy).

as the undersigned's attorney and agent, with full power of substitution, to act in the undersigned's name, place, and stead, and to vote as the undersigned's proxy at the **MARCH 12, 2019** annual Association meeting to be held at **Haleakala Gardens Recreation Room, 15 Kulanihako'i St, Kihei, HI 96753**, and at any and all adjournments thereof, for the transaction of any and all business that may properly come before the meeting, including the election or re-election of directors, according to the proportional interest in the common elements that the undersigned would be entitled to vote if then personally present, hereby revoking any proxy or proxies heretofore given, and ratifying and confirming all that said attorney and agent may do by virtue hereof.

or

For quorum purposes only.

This proxy is valid only for the meeting cited above and any and all adjournments thereof. If I/we attend the meeting in person, I/we may request a ballot to vote in person thereby voiding this proxy (if not previously exercised), but no proxy shall be valid after 11 months from the date of its execution unless otherwise provided in the proxy. Receipt of notice of said meeting is hereby acknowledged. A proxy may only be revoked by actual notice of revocation to the secretary of the association or the managing agent.

IF NOT PROVIDED PRIOR TO OR TOGETHER WITH THE NOTICE OF MEETING, I WISH TO OBTAIN A COPY OF THE ANNUAL AUDIT REPORT REQUIRED BY § 514B-150, HAWAII REVISED STATUTES.

PRINTED NAME(S) OF OWNER(S) [REQUIRED BY LAW]:

SIGNATURE(S) OF OWNER(S) [REQUIRED BY LAW]:

UNIT NO(S). _____
[REQUIRED BY LAW]

DATE SIGNED: _____
[REQUIRED BY LAW] Do not post date.

Please sign and print your name as it appears in the Association's records, and provide your unit number(s) and the date. Persons signing in a representative capacity (personal representatives, executors, administrators, trustees, guardians, conservators, partners, members of a member-managed LLC, managers of a manager-managed LLC, and corporate officers) are to add their titles and, if requested, are to submit evidence of their authority to act in that capacity.

For this proxy to be valid, the proxy must be received by the Association's Managing Agent or Secretary no later than 4:30 p.m. Hawaii Standard Time on Sunday, March 10, 2019.

Date Received _____ by Managing Agent/Association Secretary

UNDERSTANDING THE PROXY

WHAT IS A PROXY?

A proxy permits the member to assign his or her vote to someone else, in the event that the owner cannot be present to vote in person.

WHY IS THE PROXY IMPORTANT?

At the least, your proxy is used to help establish quorum for the meeting. A quorum must be established for any business to be conducted. If you designate a proxy holder, then it allows the proxy holder to vote on issues that may arise at the meeting.

WHAT SHOULD I DO WITH THE PROXY?

Complete the proxy and mail, email or fax it back as soon as possible, even if you are planning on attending the meeting. If you do attend the meeting, at your election, you will be issued a ballot to cast your own vote and your proxy will be revoked. In addition, returning your proxy can save your association money by eliminating the need for additional mailings to establish quorum.

To ensure you are returning a valid proxy, the following is required:

1. You must select **one** (and only one) of the proxy options
2. Print and sign as legal owner(s)
3. Enter the owned unit number(s)
4. Date and return to managing agent by the deadline specified

KIHEI COMMERCIAL CONDOMINIUM II
Annual Meeting
Tuesday, March 12, 2019

Haleakala Gardens – Recreation Room
15 Kulanihakoi St., Kihei, HI 96753

AGENDA

Registration: 10:30 am

Meeting: 10:45 am

1. Registration of Owners
2. Determination of Quorum
3. Call to Order by President
4. Certification of Mailing of Notice
5. Approval of Minutes
6. Unfinished Business
7. Open Discussion
8. Set Date Of Next Meeting
9. Adjournment

An organizational meeting of the Board of Directors will immediately follow this meeting

Balance Sheet (Cash)
AOUO OF KIHEI COMMERCIAL CONDO II - (kcondo)
January 2018 - December 2018

Prepared For:
AOUO OF KIHEI COMMERCIAL CONDO II
4040 MACARTHUR BLVD, SUITE 300
NEWPORT BEACH, CA 92660

Prepared By:
JS PROPERTY MANAGEMENT INC
1962 B WELLS STREET
WAILUKU, HI 96793

ASSETS

CURRENT ASSETS	
1101 CASH IN BANK	33,089.36
1102 CASH IN RESERVE	82,874.01
1103 RESERVE BLDG A&B	4,802.10
TOTAL CASH	<u>120,765.47</u>
TOTAL CURRENT ASSETS	<u>120,765.47</u>
TOTAL ASSETS	120,765.47

LIABILITIES & EQUITY

CURRENT LIABILITIES	
2101 PREPAID MAINTENANCE FEES	<u>-1,151.22</u>
TOTAL CURRENT LIABILITY	<u>-1,151.22</u>
TOTAL LIABILITIES	-1,151.22

EQUITY

2308 RETAINED EARNINGS	-733,857.85
2310 ACCOUNT TRANSFERS	909,290.67
2311 CURRENT YEAR OPERATION	<u>-53,516.13</u>
TOTAL EQUITY	<u>121,916.69</u>
TOTAL LIAB. & EQUITY	120,765.47

Budget Comparison (Cash)
AOUO OF KIHEI COMMERCIAL CONDO II - (kcondo)
January 2018 - December 2018

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	PTD Actual	PTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3001 CAM-BLDG A & B	33,956.73	33,980.04	-23.31	-0.07	33,956.73	33,980.04	-23.31	-0.07	33,980.04
3002 CAM-BLDG 2/3	270,008.59	270,265.56	-256.97	-0.10	270,008.59	270,265.56	-256.97	-0.10	270,265.56
3004 LIMTD EXP BLDG 2/3	28.50	0.00	28.50	0	28.50	0.00	28.50	0	0.00
3005 LATE CHARGES AND INTER	78.39	0.00	78.39	0	78.39	0.00	78.39	0	0.00
3006 MISCELLANEOUS INCOME	700.00	0.00	700.00	0	700.00	0.00	700.00	0	0.00
3007 BANK INTEREST	75.78	0.00	75.78	0	75.78	0.00	75.78	0	0.00
TOTAL INCOME	304,847.99	304,245.60	602.39	0.20	304,847.99	304,245.60	602.39	0.20	304,245.60
COMMON EXP-A&B									
4009 GENERAL MAINTENANCE	44.59	300.00	255.41	85.14	44.59	300.00	255.41	85.14	300.00
4012 INSURANCE-D&O	0.00	1,900.00	1,900.00	100.0	0.00	1,900.00	1,900.00	100.0	1,900.00
4013 INSURANCE-BOND	310.00	625.00	315.00	50.40	310.00	625.00	315.00	50.40	625.00
4015 KCC ASSOC DUES	6,339.72	6,600.00	260.28	3.94	6,339.72	6,600.00	260.28	3.94	6,600.00
4016 MANAGEMENT FEES	7,729.16	8,400.00	670.84	7.99	7,729.16	8,400.00	670.84	7.99	8,400.00
4017 LEGAL FEES	0.00	600.00	600.00	100.0	0.00	600.00	600.00	100.0	600.00
4018 MISCELLANEOUS EXPENSE	174.75	1,282.00	1,107.25	86.37	174.75	1,282.00	1,107.25	86.37	1,282.00
4019 General Excise Tax	5.40	24.00	18.60	77.50	5.40	24.00	18.60	77.50	24.00
4021 PROFESSIONAL FEES	4,313.80	5,277.00	963.20	18.25	4,313.80	5,277.00	963.20	18.25	5,277.00
4022 RESERVE BLDG A&B	4,800.00	4,800.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	4,800.00
4027 WATER-IRRIGATION	3,500.00	4,200.00	700.00	16.67	3,500.00	4,200.00	700.00	16.67	4,200.00
TOTAL COMMON EXP A&B	27,217.42	34,008.00	6,790.58	19.97	27,217.42	34,008.00	6,790.58	19.97	34,008.00
COMMON EXP BLDG 1/2/3									
4051 ELECTRICITY	10,595.73	12,000.00	1,404.27	11.70	10,595.73	12,000.00	1,404.27	11.70	12,000.00
4052 FIRE SYSTEM MAINT/TELEP	1,791.65	4,080.00	2,288.35	56.09	1,791.65	4,080.00	2,288.35	56.09	4,080.00
4053 FIRE SYSTEM TELEPHONE	174.82	0.00	-174.82	0	174.82	0.00	-174.82	0	0.00
4054 GENERAL/PEST/MISC REPA	15,442.52	7,200.00	-8,242.52	-114.4	15,442.52	7,200.00	-8,242.52	-114.4	7,200.00
4055 INSURANCE-PROP/LIABILIT	0.00	17,280.00	17,280.00	100.0	0.00	17,280.00	17,280.00	100.0	17,280.00
4056 JANITORIAL/WINDOW CLEA	22,594.27	21,600.00	-994.27	-4.60	22,594.27	21,600.00	-994.27	-4.60	21,600.00
4057 MANAGEMENT FEES	28,320.76	30,000.00	1,679.24	5.60	28,320.76	30,000.00	1,679.24	5.60	30,000.00
4058 PARKING LOT MAINTENANC	14,747.04	14,400.00	-347.04	-2.41	14,747.04	14,400.00	-347.04	-2.41	14,400.00
4059 REFUSE	26,633.48	30,630.00	3,996.52	13.05	26,633.48	30,630.00	3,996.52	13.05	30,630.00
4060 RESERVE-LONG TERM REP	64,992.00	64,992.00	0.00	0.00	64,992.00	64,992.00	0.00	0.00	64,992.00
4061 WATER & SEWAGE	60,041.53	60,000.00	-41.53	-0.07	60,041.53	60,000.00	-41.53	-0.07	60,000.00
4062 LANDSCAPING	16,765.59	33,100.00	16,334.41	49.35	16,765.59	33,100.00	16,334.41	49.35	33,100.00
4063 LEGAL FEES	4,054.66	3,600.00	-454.66	-12.63	4,054.66	3,600.00	-454.66	-12.63	3,600.00
4064 WASTEWATER ASSESSMEN	7,305.15	0.00	-7,305.15	0	7,305.15	0.00	-7,305.15	0	0.00
TOTAL COMMON EXP 1/2/3	273,459.20	298,882.00	25,422.80	8.51	273,459.20	298,882.00	25,422.80	8.51	298,882.00
TOTAL COMMON EXPENSES	300,676.62	332,890.00	32,213.38	9.68	300,676.62	332,890.00	32,213.38	9.68	332,890.00
TOTAL EXPENSES	300,676.62	332,890.00	32,213.38	9.68	300,676.62	332,890.00	32,213.38	9.68	332,890.00
NET INCOME	4,171.37	-28,644.40	32,815.77	114.56	4,171.37	-28,644.40	32,815.77	114.56	-28,644.40
9991 RESERVE ROOF	30,000.00	0.00	-30,000.00	0	30,000.00	0.00	-30,000.00	0	0.00
9992 RESERVE-ADA UPGRADES	27,687.50	0.00	-27,687.50	0	27,687.50	0.00	-27,687.50	0	0.00

KIHEI COMMERCIAL CONDOMINIUM II
Annual Meeting – March 7, 2018
Haleakala Gardens

1. CALL TO ORDER

President Jared Gordon called the meeting to order at 10:30 a.m. Mary Jane Kramer, President, JS Property Management Inc. & Managing Agent for Kihei Commercial Condominium II served as secretary pro tem for the meeting.

A quorum was established with 92.25 % present in person or by proxy.

2. CERTIFICATION OF MAILING OF NOTICE

Jared Gordon read: "A notice of this Annual Meeting was sent to all owners of record on February 7, 2018 by JS Property Management, Inc. in accordance with Article II, section 6 of the Association's Bylaws. A copy of this notice will be made a part of your Annual Meeting file."

3. INTRODUCTIONS

Jared Gordon introduced Peter Cheng. Mary Jane Kramer, President, JS Property Management Inc.

4. CONDUCT OF MEETING

Robert's Rules of Order Newly Revised.

5. APPROVAL OF MINUTES

Jared Gordon read: "The minutes of the September 29, Organizational Meeting were distributed in the Annual Meeting mail out. Are there any corrections?"

"Since there are no corrections, the minutes are approved."

6. OFFICERS REPORTS

President's Report – No report

Treasurer's Report – Peter Cheng gave the report. See attached.

7. TAX ROLLOVER RESOLUTION

Jared Gordon read: "Resolved by the members of Kihei Commercial Condominium II that the amount by which members' assessment in 2017 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the Association, shall be applied against 2018 Operating Expenses."

Per Jared Gordon – "Hearing no objection, the resolution is adopted."

8. ELECTION OF DIRECTORS

Jared Gordon discussed, the board shall be composed of one (1) Unit A Director and three (3) Unit B Directors.

Per JS Property Management Inc. American GL Pearl Storage, is automatically on the BOD has they have 50% interest.

Nominations – Jared Gordon, Peter Cheng and Tyler Mattox would like to stay on the BOD.

By acclamation the following are on the BOD:

American GL Pearl Storage

Jared Gordon

Peter Cheng

Tyler Mattox

9. OPEN DICUSSION

CAM – Question the CAM is going up. Is it for the roof?

Per JS Property Management Inc., the contract was signed, and the roofer will start next week on the repairs.

Parking Lot – Per JS Property Management Inc., the parking lot was cleaned up. Got rid of the homeless and have a security patrol for the parking lot. Discussed issuing parking passes to keep track of who is parking there. Plan to have pallets picked up weekly and re-scape the area. Discussion to relocate the dumpsters, increase pickup and pallet removal.

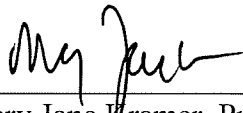
Air Conditioning – Discussion to get one vendor for the tenant side to service the air conditioning in order not to damage the roof.

10. NEXT ANNUAL MEETING

March 2019, Date and Location TBD

11. ADJOURNMENT

The meeting adjourned at 12:26 p.m.



Mary Jane Kramer, President, JS Property Management Inc, Recording Secretary
Managing Agent for Kihei Commercial Condominium II
Sharon Intravia, Transcription Secretary, JS Property Management Inc

ORGANIZATIONAL

Positions will be as follows:

Jared Gordon – President

Tyler Mattox – Vice President

Peter Cheng – Secretary/Treasurer

ALAKA'I ELECTRIC, INC.
PO BOX 1768
WAILUKU, HI 96793

AMERICAN GL PEARL STORAGE 17 LLC.
c/o WP CAREY & CO, LLP
2795 E. COTTONWOOD PKWY#400
SALT LAKE CITY, UT 84121

BREKKIE BOWLS, LLC
PO BOX 552 PAPAU
KIHEI, HI 96753

ALISON BRIDGE
SIGNSOLUTIONS INC.
PO BOX 906
HAIKU, HI 96708

CHUCK BURKE
PACIFIC INDUSTRIES, INC.
300 OHUKAI ROAD #308
KIHEI, HI 96753

OHUKAI HOLDINGS LLC
C/O HAWAII DENTAL
50 SOUTH BERETANIA ST #C-117B
HONOLULU, HI 96813

MLM MAUI, LLC
95 EAST LIPOA STREET #101
KIHEI, HI 96753

JS MCA KIHEI LLC
C/O JS PROPERTY MANAGEMENT, INC.
1962 B WELLS STREET
WAILUKU, HI 96793

JOHN MCKEOWN
PO BOX 1875
KIHEI, HI 96753

OHANA PROPERTY HOLDINGS LLC
PO BOX 1079
KIHEI, HI 96753

OHANA PROPERTY HOLDINGS LLC
P O BOX 1079
KIHEI, HI 96753

OHANA PROPERTY HOLDINGS LLC
PO BOX 1079
KIHEI, HI 96753

MR & MRS MICHAEL WILDBERGER
B*W* CHARTERS LLC
2710 KAUAHALE STREET
KIHEI, HI 96753

MR & MRS MICHAEL WILDBERGER
B*W* CHARTERS LLC
300 OHUKAI RD. B228
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