

**3<sup>RD</sup> & FINAL NOTICE**  
**NOTICE OF ANNUAL OWNERS AND BOARD OF DIRECTORS MEETINGS**  
**FOR THE ASSOCIATION OF UNIT OWNERS OF**  
**KIHEI KAI NANI**

Pursuant Article I, Section 5, of the By-Laws, Notice is hereby given that the Annual Meeting of the Association of Unit Owners of Kihei Kai Nani has been called and will be held on:

**Saturday, January 26, 2019**  
**Kihei Lutheran Church**  
**220 Moi Place, #1, Kihei, HI 96753**

**Registration will begin at 8:30 a.m. (HST)**  
**The Annual Meeting Will Start Promptly at 9:00 a.m. (HST)**

The primary purposes of the Annual Owners Meeting is to elect Directors to fill the vacancies on the Board and to discuss issues affecting your Association.

**Documents Included with this Notice**

Included with this Notice, is an Agenda, Revised Open Position Letter, Proxy form with instructions, and Statements of Intent (if any) received from Owners interested in serving on the Board and/or who wish to solicit Proxies.

**Proxy Form**

Please sign and return the enclosed Proxy form if you are unable to attend the annual meeting. We recommend that you send in the Proxy form if you are unsure whether you will be able to attend. This is necessary to ensure a quorum at the meeting. The Association's Bylaws require that over 50% of the common interest must be present in person or by Proxy in order to conduct the meeting. If a quorum is not obtained, then the Association may incur additional costs to reschedule the meeting and it will cause a great deal of inconvenience to those who attended the meeting.

**State law requires that your Proxy must be received by Thursday, January 24, 2019, 4:30 pm (HST).**

**Intent of Serving on the Board**

Any Association member who has interest in serving on the board may submit a Statement of Intent which shall be limited to black text on white paper and shall not exceed one single-sided 8-1/2" x 11" page, indicating the owner's qualifications to serve on the Board. If this statement is received by January 11, 2019, then it will be included with the members' packets distributed during registration at the meeting and their name will be preprinted on the ballots. Otherwise, Association members also have the option to nominate themselves or another member as a candidate from the floor at the meeting.

**Notice of Board of Directors Organizational Meeting**

An Organizational meeting of the Board of Directors will be held immediately following the adjournment of this Annual Owners Meeting. The purpose of this meeting is to elect officers, to set the date(s) of future Board meetings and to discuss any other business.

<sup>1</sup>Please send all Statements of Interest and completed Proxy forms to, Destination Maui, Inc.:  
380 Huku Li'i Place, Suite 206, Kihei, HI 96753. Phone 808.244.9021. Email: [dmi@destinationmaui.net](mailto:dmi@destinationmaui.net)

**Association of Apartment Owners of Kihei Kai Nani**  
**Annual Owners Meeting Agenda**  
**Saturday, January 26, 2019 at the Kihei Lutheran Church**  
**220 Moi Place, #1, Kihei, HI 96753**

**Registration: 8:30am**

**Meeting: 9:00am**

1. Registration of Owners
2. Roll Calls and Determination of Quorum
3. Call to Order by President/Presiding Officer
4. Certification of Notice of Meeting
5. Introduction of Directors and New Owners
6. Approval of Previous Annual Owners Meeting Minutes of January 27, 2018
7. Reports of Officers and Managers:
  - a. President's Report
  - b. Treasurer's Report
  - c. Site Manager's Report
  - d. Managing Agent's Report
8. Committee Reports
  - a. Landscaping Committee
  - b. Maintenance & Plumbing Committee
  - c. Lot A1 Committee
  - d. High-Risk Components
  - e. Website
9. Election of Directors:
  - a. A brief presentation will be made by each Candidate
  - b. Request for two (2) independent Owners to assist in counting ballots
10. Short Recess to Count the Votes
11. Announcement of the New Directors by the President
12. Old Business
13. New Business:
  - a. Reading and Adoption of Tax Resolution as required by IRS Revenue Ruling 70-604
  - c. Notice to Owners of Waived Earthquake Insurance
  - b. Notice to Owners of Waived Flood Insurance
14. Set Date of Next Annual Owners Meeting
15. Adjournment

**OWNERS FORUM**

Note: The New Board of Directors will have a Board Organizational Meeting immediately following this Owners' Meeting to elect their new officers and set the date(s) of the next Board Meeting(s).

**Ethel Belway**

I have been an owner of unit 164 at Kihei Kai Nani for 39 years and have lived on the island for 37 years. Both my late husband and I have been very active in the association community. I know the history of the complex and the changes that have occurred through the years. Knowing the history of the complex is very helpful when considering changes that have to be made and what has happened in the past.

Currently, I am serving as the President of the Association, live on the island and I am eligible to run for a second three year term. Living on the island is very helpful to oversee everyday happenings and to be available when decisions have to be made or documents need to be signed in a timely manner.

I have served as the President of the board several times. Some of the projects that were accomplished during my terms were the painting of the complex, replacing the mansards, and the purchase of Lot 1A which has been a very beneficial decision by the owners of Kihei Kai Nani and has helped increased the value of our condos. Our next big project at Kihei Kai Nani will be replacing the office roof because of termite damage and on site management will be needed.

I would appreciate your vote to continue serving our condominium association community.

**Ethel Belway**  
Unit 164

# ELIZABETH C. VOIGT

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## Personal OBJECTIVES for KKN Board Director Role

My primary objective as Board Director, is to ensure that all condo owners' top concerns are getting the focus they deserve. Therefore, I propose conducting an electronic survey early in the year to identify those issues which are of the highest concern to the owner community. Once the priorities are identified, we can start to lay out an action plan for them. Regularly communicating with the owners regarding the status of the action plans, is also critically important and I would ensure that this takes place.

Below are some of the major concerns we have as owners but I realize others will have different concerns / priorities, which is why I believe we need a survey to determine the top common priorities.

- **Controlling condo monthly maintenance fees**
- **Utilization of Lot 1-A** – Derive as much benefit from the land purchase as possible
- **Enable off-island owners to participate in the condo governance process** (via audio / possibly video meetings, enable off-island voting and meeting minutes publication).
- **Help minimize disruption from development of property North of KKN**
- **Maintenance issues (e.g. plumbing / electrical)**
- **Landscaping plans and costs**
- **Recycling & Solar energy projects**
- **Lanai storage cabinet specifications**

## EXPERIENCE

<b>Joint Owner / Manager of Maui Kihei Condo Rentals LLC</b> Own / Manage / Rent condos 125 (Bldg. 5), 153 & 252 (Bldg. 7)	2010 – Present
<b>Ford Motor Company - Dearborn, Michigan</b> Retired Business Analyst, Information Technology Application Development Business Lead Anal., Purch. Information Management Sys. Purchasing Supervisor, Exterior Trim, Grilles, Bumpers/Fascias Powertrain Purchasing Global Business Manager Purchasing Manager, Stampings Manager Global Purchasing Strategy Analysis Purchasing Manager, Process Improvement - VC1 - Trafford House, England Lead Buyer – Outside supplied Engines Project Manager - Purchasing Program Planning Buyer - Engine Components Purchasing Financial Analyst – Various Departments	May 1, 2018 2014 – 1/2018 2007 – 2014 2004 – 2007 2002 – 2004 1998 – 2000 1997 – 1998 1995 – 1997 1994 – 1995 1992 – 1994 1990 – 1992 1985 – 1990
<b>Wayne State University - Detroit, Michigan</b> <b>Accountant - Payroll &amp; Central Acc. Dept.</b>	1982 – 1985

## EDUCATION

<b>Masters – Information Systems</b>	April 2015	University of Michigan, Dearborn MI
<b>Master of Business Administration - Finance</b>	December 1984	Wayne State University, Detroit MI
<b>Bachelor of Arts - Accounting</b>	June 1982	Wayne State University, Detroit MI

## OTHER

**Awards** - Recipient of the U of M Dearborn, Masters in Information Systems 2015 Honor Scholar Award (4.0 GPA).

### Computer Skills –

Proficient with Outlook, MS Word, Excel, Access, MS SharePoint, MS Project, MS Visio, Blueprint, Webex, etc..  
Trained in the use of IBM BPM, HTML, JAVA, SQL, R and SAP, QlikView, Alteryx, Tableau, Hive, Hadoop & Putty.

**Other** - Certified group facilitator, trained RAPID process improvement facilitator and 6 Sigma Greenbelt certified.

**Foreign Languages** - Fluent in Maltese, and basic Italian, French and Spanish.