

# ELIMA LANI CONDOMINIUMS AOA

Aloha Elima Lani Homeowner,

5/20/2022

You are receiving this letter to inform you that the Board has determined the need for a special assessment.

In a Board Meeting held on May 4, 2022, the Board discussed the need for a one-time special assessment of \$1,000.00 for every Unit. The money is needed due to a shortage of funds both in the cash account and the reserve account.

When the property was transferred from Associa to Hawaiiana, it became apparent that many bills were delinquent and/or partially paid.

There were outstanding bills that need immediate attention such as Hawaii Water \$150,000 past due, Legal bills \$30,000 past due, landscaping \$29,000 past due, and the painting project still needed to be completed with \$120,000 outstanding work to be done.

While the Board is still working to understand how this could have happened without being notified, there is also a sense of urgency to get current on all bills, and put the remaining amount in reserves and continue to fund the reserve account.

Please make your check for \$1000.00 out to "Elima Lani Condominiums"

Mail to: C/O Hawaiiana Management Co  
74-5620 Palani Rd STE 215  
Kailua Kona, HI 96740

## **Payments are due no later than July 1, 2022**

Feel free to contact me if you have any questions or concerns.

Thank you for your cooperation.

Written on the behalf of the Board of Directors  
of Elima Lani Condominiums

*Michael Kennedy*

Michael Kennedy  
Senior Management Executive  
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