



Banyan Harbor

TIMESHARE ASSOCIATION

ANNUAL HOMEOWNER'S MEETING

FEBRUARY 25, 2017



Banyan Harbor is a condominium Resort community of residents, vacation renters and timeshare owners. Banyan Harbor maintains a high standard of conduct and promotes the safety and welfare of all entities of our Resort community.

Banyan Harbor will demonstrate fiscal responsibility, be well-managed and well-maintained. We will be guided by the "Aloha Spirit" attending to the interests of our Resort "Ohana".

**Presented and Managed by
OLS Hotels and Resorts**

BANYAN HARBOR TIMESHARE ASSOCIATION

ANNUAL MEETING

Kauai Marriott

Saturday, February 25, 2017

Registration – 8:30 am

Annual Meeting: 9:00 am

AGENDA

1. **Call to Order and Roll Call**
2. **Proof of Notice & Quorum**
3. **Approval of Minutes**
 - a. Annual Meeting, February 20, 2016
4. **Management Reports**
 - a. President's Report
 - b. Treasurer's Report
 - c. Manager's Report
 - d. Budget 2017
5. **Election**
 - a. Nominations
 - b. Election of Inspectors
 - c. Introduction of Candidates
 - d. Election and Election Results
6. **Old Business**
7. **New Business**
 - a. Audit 2015
 - b. Roll Over Resolution for 2017
 - c. Other New Business
8. **Next Annual Meeting**
9. **Adjournment**

BANYAN HARBOR TIMESHARE ASSOCIATION

UN-ADOPTED MEETING MINUTES

DATE February 20, 2016

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**BANYAN HARBOR TIMESHARE ASSOCIATION
ANNUAL HOMEOWNER'S MEETING
Saturday February 20, 2016
KAUAI MARRIOTT**

1. CALL TO ORDER AND ROLL CALL

President Gonos called the meeting to order at 9:00am

Board Members Present

Stephanie Gonos, President
Jill Briley, Secretary

Deborah Coburn Rice, Vice-President
Ed Madamba, Treasurer

Vacant Director position

OLS Hotels & Resorts

Rick Ball, Vice-President, OLS Hotels & Resorts
Lyle M. Otsuka, General Manager, Banyan Harbor
Dale Verkaaik, Controller, Banyan Harbor
Tore Wistrom, Consultant, OLS Hotels & Resorts
Kearn Sukisaki, Registrar, Banyan Harbor
Krystle Melchor, Assistant Registrar, Banyan Harbor

Owners in attendance are recorded in the Official Registrars Log

2. PROOF OF NOTICE & QUORUM

Lyle Otsuka reported that notice was mailed to all homeowners on December 5, 2015 and again January 8, 2016 and posted on January 18, 2016. Quorum was established with:

Quorum Results

Intervals represented by proxy	558.0
Intervals represented in person	3.0
Total intervals represented	561.0

Representation of 277.5 intervals is required for quorum (15%). We do have a quorum.

3. APPROVAL OF MINUTES

- a. **Annual Meeting February 21, 2015** – Stephanie asked for any corrections to the minutes. Hearing none, the minutes were approved as presented.

MOTION:	<i>To accept the minutes as distributed</i>
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MOVED BY: Deborah Rice, Second: Jill Briley
VOTE: Unanimous
RESULT: **PASSED**

4. MANAGEMENT REPORTS

- a. **President's Report** – Stephanie welcomed and thanked the owners for attending their Annual owners meeting. She indicated how fortunate we are to have such a dedicated Board to work with, combined with the great Banyan Harbor Staff and OLS Hotels & Resorts Management team. She also appreciates the improvements in Wi-Fi.

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- b. **Treasurer's Report** – Ed Madamba referred to Rick Ball Vice President of OLS Hotels & Resorts, for the year end 2015 financial report. Rick recapped another timeshare unit was removed from the timeshare inventory to assist in decreasing the number of delinquent units foreclosed on by the Timeshare Association. He then reviewed the financial results through December 2015. Revenues year-to-date are behind budget by \$22,211 due to the de-annexation of units from timeshare, less interval transfer fee income and less amenity fee income also contributed to less revenues. Payroll, payroll taxes, health insurance favorable to budget by \$9,629, and operating expenses were also favorable to budget by \$21,117. Utilities were under budget by \$14,149. The staff continues to do an excellent job in managing controllable expenses. Through December 31, 2015, Net Earnings is a surplus of \$22,670 (\$22,684 favorable to budget). Rick also reiterated because of our staffs focus and their efficiency, we had a moderate maintenance fee increase for 2016.

Rick then recapped the Capital reserve plan and the multiple projects scheduled i.e. new bedroom room furniture, replacement of interior doors with vinyl 6 panel interior doors, Tub / tile replacements and more.

- a. **Manager's Report** – Lyle once again acknowledged our great team of Banyan Harbor associates. We currently rank at 94.0% in OLS Guest comment score (4th place in 2015 YTD scores). He also mentioned RCI comments rank us 4.3 out of 5.0 in controllable categories. Lyle then reported on various projects underway such as the new bell service on heavy timeshare check-in days. Unfortunately less than 10% of guests take advantage of this service. Other projects accomplished during the year included small projects such as new clock radios with usb charge ports for cell phones, installation of DVD shelves under TVs and improved Wi-Fi. These projects are coupled with ongoing projects such as Silestone countertop, floor ceramic tile installations and a variety of other projects. Lyle then deferred to his written submitted report.
5. **Budget 2016** – Rick reviewed the 2016 budget, approved by the Board of Directors at the November 18, 2015 Board Meeting, which is also included in owner handouts at the door and mailed to owners with the January 2016 proxy mailing. Lyle asked owners turn to page 10 of the hand out for the maintenance fee comparison, which reflects that Banyan Harbor continues to have one of Kauai's most reasonable maintenance fees for similar projects. Rick also mentioned the Banyan Harbor owner website which includes this comparison as well as the owner hand out and other useful information.
6. **ELECTION**
- a. **Nominations** – Stephanie reported that three Board positions are available. Stephanie read the names of each of the candidates, who submitted their names for the available Board positions.

MOTION:	<i>Move to accept the slate of candidates for nomination- Jill Briley, Linda Garcia, Stephanie Gonos-Wyman, Jolene D. Grimm and John Logsdon.</i>
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MOVED BY: Deborah Coburn Rice, Second: Jill Briley
VOTE: Unanimous
RESULT: PASSED

Stephanie then asked (3 times, as required by State statues) if there were any nominations from the floor. Hearing none the following motion was made:

MOTION:	<i>Move to close nominations.</i>
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MOVED BY: Deborah Coburn Rice, Second: Jill Briley
VOTE: Unanimous
RESULT: PASSED

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- b. **Election of Inspectors** – With three candidates Stephanie asked for 2 volunteers to be inspectors. Bonnie Solberg and Penny Madamba volunteered and were then appointed.
- c. **Introduction of Candidates** - Each candidate present then introduced themselves and expressed their gratitude for the opportunity to serve the Association.
- d. **Election & Election Results** –

A recess was taken so that votes could be cast and counted.

Recess: 9:30 am
Reconvened: 10:30 am

The election results were as follows:

CANDIDATE	VOTES (Intervals)
Briley, Jill	635
Gonos-Wyman, Stephanie	614
Garcia, Linda	403
Logsdon, John	206
Grimm, Jolene	88

Jill Briley, Stephanie Gonos-Wyman and Linda Garcia were elected to two (2) year terms

7. OLD BUSINESS

President Gonos asked the attending owners if there was any old business that required discussion. Hearing none, she moved to the next agenda item.

8. NEW BUSINESS

- a. **Audit 2014** – Stephanie reported that the auditor's report was reviewed and unanimously accepted by the Board at their November 18, 2015 meeting. The auditor gave the Association a "clean bill of health" and offered no recommendations or corrections to the accounting practices currently in use. Copies were made available at the registration desk and will be posted on the owner's website.
- b. **Roll Over Resolution for 2016** – Ed Madamba made the following motion to ensure the Association non-profit status is protected, and that tax requirements were properly addressed.

MOTION:	<i>I hereby move that the Banyan Harbor Time Share Owner's Association direct the amount by which the member's assessments in fiscal year 2016 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacement of the Association's property be applied to the fiscal year 2017 operating and/or reserve account.</i>
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MOVED BY: Ed Madamba, Second: Deborah Coburn Rice
VOTE: Unanimous
RESULT: **PASSED**

- c. **Other New Business** – There being no further new business President Gonos moved to the next agenda item.

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2. NEXT ANNUAL MEETING

President Gonos announced the 2017 Annual Timeshare Owners Meeting is confirmed for **Saturday February 25, 2017 at 9am**. The date for the next Board teleconference meeting was also announced to be held on May 12, 2016. Lyle also reported that based on availability, the next Timeshare Annual Meeting will be held at the Kauai Marriott.

3. ADJOURNMENT

MOTION:	<i>To adjourn meeting at 10:35 a.m.</i>
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MOVED BY: Deborah Coburn Rice, Second: Ed Madamba
VOTE: Unanimous
RESULT: PASSED





Banyan Harbor

3411 Wilcox Road
Lihue, Kauai, Hi. 96766
Managed by OLS Hotels & Resorts

2/16/17

GM Report (Lyle M. Otsuka)

Our 2016 "**Banyan Harbor**", OLS guest comment YTD score, averages 93.9% (+.3% higher than last meeting), which placed us in 3rd place in YTD scores. Going forward OLS will transition our company guest tracking, to be inclusive of online reviews through sites such as trip advisor etc.. This "Trust You" system is now online effective January 2017. Our RCI guest comment score averages 4.2 out of 5.0 (in all controllable categories). Your continued support of OLS Hotels & Resorts and your property Ohana is much appreciated! Mahalo!

Accomplishments: (January through December 2016) – Timeshare

Timeshare

- Installed replacement Housekeeping laundry washer.
- Completed de-annexation of unit 36 which added \$35,652 to capital reserves.
- Replaced as needed bedroom duvet throw pillow covers and bed scarfs.
- Completed Annual Timeshare interior inspections.
- Ordered and received interior inspection replacements (Drapes/ Art/ Lanai furniture/ Bedroom sets etc.).
- Annual silverware-china-glassware ordered and received.
- Purchased Stock Air Conditioners.
- Ordered replacement dishwashers, glass top stoves, refrigerators as designated during annual unit inspections.
- Annual individual kitchen cabinet pest fumigation completed.
- Replaced 1 kitchen countertop to sile stone (A4).
- Completed tub replacement and tile floor replacement (unit 47, 76, 77, 106).
- Replaced kitchen tile floors (unit 76, 106)
- Installed kitchen dish/glassware drainer sets.
- Administration building (lobby/ offices/ laundry) is now on solar system.
- Retrained Staff in customer service.
- Interior 6 panel vinyl door replacement project is 100% complete.
- Re-carpeted 4 timeshare units.
- Upgraded computers to be PCI compliant.
- Replaced flat screen TV's as needed.
- Replace fry pan sets as needed.

Future projects: Timeshare

- Complete next de-annexation unit 38 (est. completion date 1/6/17).

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MESHARE

INCOME STATEMENT

PERIOD ENDING

12/31/16

CURRENT						YEAR-TO-DATE					
ACTUAL	%	BUDGET	%	VARIANCE	%	ACTUAL	%	BUDGET	%	VARIANCE	%
REVENUE											
OWNER ASSESSMENT				0	0.4	1,337,949	82.9	1,337,952	82.8	(3)	0.1
LATE FEE				0	0.0	9,187	0.6	8,500	0.5	687	0.1
OTHER REVENUE				(151)	(0.1)	875	0.1	1,896	0.1	(1,021)	0.0
INTERVAL TRANSFER FEES				(100)	(0.1)	2,380	0.2	1,200	0.1	1,180	0.1
AMENITY FEES				(369)	(0.3)	53,977	3.3	56,239	3.5	(2,262)	(0.2)
SPECIAL RESERVE				0	0.1	210,600	13.0	210,600	13.0	0	0.0
TOTAL REVENUE				(620)	0.0	1,614,968	100.0	1,616,387	100.0	(1,419)	0.0
EXPENSES											
PAYROLL AND RELATED				709	0.9	525,529	37.4	546,415	38.9	(20,886)	(1.5)
OTHER OPERATING EXPENSE				(2,256)	0.0	731,172	0.0	738,360	0.0	(7,188)	0.0
UTILITIES				797	0.0	120,986	0.0	120,980	0.0	6	0.0
SPECIAL RESERVE TRANSFER				0	0.0	210,600	0.0	210,600	0.0	0	0.0
TOTAL EXPENSES				(750)	2.9	1,588,287	94.7	1,616,355	99.3	(28,068)	(4.6)
NET EARNINGS				130	(0.1)	26,681	1.6	32	0.0	26,649	1.6

Banyan Harbor Timeshare Association

Budget Year 2017

REVENUE	TOTAL	Per Interval
Owner Assessment (34/35 units)	1,487,563	\$890
Late Fee	8,662	\$5
Other Revenue	1,274	\$1
Interval Transfer Fees	1,880	\$1
Amenity Fees	60,307	\$36
TOTAL REVENUE	1,559,686	\$933

TRANSFERS		
Transfer to Reserve	134,713	\$81
-	-	-
Total Transfers to reserve	134,713	\$81

PAYROLL AND RELATED	Total	Per Interval
TOTAL SALARY AND WAGES	258,951	\$153
Payroll Taxes	43,118	\$25
Incentive / Bonus	12,220	\$7
Vacation Pay	24,190	\$14
Holiday/Sick Pay	19,914	\$12
Group Medical - HMSA	146,852	\$88
Retirement Savings	5,066	\$3
Workers Compensation Insurance	31,066	\$19
TOTAL PAYROLL AND RELATED	541,377	\$322

UTILITIES	TOTAL	Per Interval
Electricity	92,274	\$55
FD Utility Payment to AOA	7,920	\$5
Gas (commercial dryer)	13,005	\$8
TOTAL UTILITIES EXPENSE	113,199	\$68

OTHER OPERATING EXPENSES	TOTAL	Per Interval
Accounting Fees	16,800	\$10
Audit Fees	2,917	\$2
Association Dues	315,882	\$189
Building Rent - AOA	4,464	\$3
Building Maint. & Supplies	1,036	\$1
Bad Debt Expense	95,000	\$57
Bank Charges	3,139	\$2
Cleaning Supplies	4,848	\$3
Credit Card Commissions	451	\$0
Contract Cleaning	7,655	\$5
Data Processing	5,618	\$3
Electrical & Mechanical	95	\$0
Employee Benefits	8,909	\$5
Equipment Maintenance	555	\$0
Equip. Lease / Rent	12,566	\$8
Insurance Project	36,146	\$22
Legal Fees	-	\$0
Legal - Broker	1,200	\$1
Taxes Income / Excise	45,901	\$27
Linen & Towels	5,802	\$3
Maintenance Contract	656	\$0
Wi-Fi	10,909	\$7
Office Supplies	2,760	\$2
Other	3,209	\$2
Director's Expense	12,179	\$7
Laundry & Dry Cleaning	4,348	\$3
Guest Supplies	11,030	\$7
Postage	5,423	\$3
Printing & Stationary	2,832	\$2
Property Taxes	73,087	\$44
Safe Rental	-	\$0
Telephone	14,746	\$9
Travel	6,920	\$4
Uniforms	2,121	\$1
Management Fee	51,192	\$31
Operating Contingency	-	\$0
TOTAL OTHER EXPENSES	770,396	\$461

FINANCIAL SUMMARY		
Total Forecasted Revenue	1,559,686	\$933
Total Forecasted Expense	1,559,686	\$933
Net Revenue / (Expenses)	-	\$0

UNIT SUMMARY	
Total Units on Timeshare Program	34 / 35
Total Intervals on Timeshare Program	1,672

description	Tlt budget	Maint fee
Costs	1,424,972	850
Cap reserve	134,713	81
Less income	(72,123)	(43)
Total	1,487,562	888

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BANYAN HARBOR - TIMESHARE ASSOCIATION
Replacement Reserve

PROJECT	2017	2018	2019	2020	2021
1 ► FF&E-Soft Goods - Bedroom	6,739	9,067	9,067	9,067	9,067
2 FF&E-Case Goods - Bedroom	7,800	8,742	8,742	8,742	8,742
3 Mattress And Boxsprings	7,450	3,071	3,071	3,071	3,071
4 Mirrored Closet Doors	1,200	494	494	494	494
5 Televisions	1,482	1,482	1,482	1,482	1,482
6 Ceiling Fans & Lighting	2,100	2,152	2,152	2,152	2,152
7 Air Conditioners	8,084	8,813	8,813	8,813	8,813
8 Bath Tubs/Showers	0	16,809	17,313	17,832	18,367
9 Bath Countertops & Fixtures	500	1,166	1,166	1,166	1,166
10 In-Room Washer/Dryer	8,085	5,046	5,046	5,046	5,046
11 Ceramic Tile (Kit.&Baths)	0	20,400	20,400	13,600	13,600
12 Unit Light Fixtures	8,000	1,214	1,214	1,214	1,214
13 Interior Doors / Hardware / Trim	0	0	0	0	0
14 Interior Painting	788	2,101	2,101	2,101	2,101
15 Kitchen Cabinets	3,828	6,744	6,744	13,487	10,116
16 Refrigerators	3,500	2,436	2,436	2,436	2,436
17 Microwaves	285	850	850	850	850
18 Stoves	3,750	1,900	1,900	1,332	1,332
19 Dishwasher	1,650	1,878	1,878	1,878	1,878
20 ► Furniture - Living/Dining Rooms	110,000	0	0	0	22,648
21 Artwork	2,700	3,587	3,587	3,587	3,587
22 Drapery	800	4,080	4,080	4,080	4,080
23 ► Carpet And Pad	12,384	8,806	21,406	8,806	22,456
24 Lanai Furniture	1,800	2,000	2,000	2,000	2,000
25 Water Heaters	0		979	979	979
26 Reservations System/ Computers	3,880	4,100	4,100	4,100	4,100
27 Housekeeping Electric Cart	4,800				6,979
28 Commercial Housekeeping Dryer	1,000		7,000		
29 Commercial Housekeeping Washer	1,000	1,500	1,500	1,500	1,500
30 Flatware/Silver/Utensils/Glass	1,375	850	850	850	850
31 ADA Compliance	0				
33 Kitchen counter-Silestone+ fixtures	0	19,990	19,990	19,990	19,990
34 Maintenance Reserve Labor	35,250	36,131	37,035	37,960	38,909
35 Miscellaneous- Legal Fee - Foreclosure	12,500	12,500	12,500	12,500	12,500
36 Exterior Windows and Doors	0	1,490	1,490	1,490	1,490
TOTAL:	252,730	189,401	211,388	192,609	233,997
	2017	2018	2019	2020	2021

► Indicates year-end balance will carry-over to the following year.

CASH PROJECTIONS

CONTRIBUTION(estimated) **	268,894	210,000	210,000	210,000	210,000
YEAR ENDING BALANCE	20,026	40,625	39,237	56,629	32,631
NOTE: CASH AS OF 12/31/16	\$ 3,862	** Assumes Deannex contribution of \$50k in 2017 and 2018			

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2017 Timeshare Fee Comparison

PROPERTY	LOCATION	FEE	NOTE
<i>Banyan Harbor</i>	<i>Lihue</i>	\$888	2-bedroom
<i>Pono Kai</i>	<i>Kapaa</i>	\$1,150	2-bedroom
<i>Lawai Beach Resort</i>	<i>Poipu</i>	\$1,262	2-bedroom
<i>Kauai Beach Villas</i>	<i>Wailua</i>	\$1,496	2-bedroom
Wyndham Bali Hai	Princeville	\$1,395	2-bedroom
<i>Hanalei Bay</i>	<i>Princeville</i>	\$1,625	2-bedroom
Marriott- Lihue	Lihue	\$1,766	2-bedroom
<i>Marriott- Waiohai</i>	<i>Poipu</i>	\$1,940	2-bedroom
Point at Poipu	Poipu	\$1,755	2-bedroom
<i>Kauai Beachboy</i>	<i>Kapaa</i>	\$1,508	2-bedroom
<i>Cliffs at Princeville</i>	<i>Princeville</i>	\$1,252	2-bedroom
<i>Westin – Princeville</i>	<i>Princeville</i>	\$2,850	2-bedroom

NOTE:

- All properties are based on 2017 fees

BANYAN HARBOR TIMESHARE ASSOCIATION
2017 Proxy Solicitation Statements

**** COBURN RICE, DEBORAH**
16400 Matilija Drive
Los Gatos, CA. 95030

Unit: L142-Y1 & Y2

Phone: (408)-354-1776 Email: debby@debbyrice.com

I have been proud to serve on the Board of Directors and ask that you re-elect me to another term. I currently am the secretary of the Board. I have been part of the Banyan Harbor family since 1980 when my parents, Ruth and Blaine Coburn, bought their timeshare units. My father served on the Board for many years and encouraged my participation. I have taken my role seriously and offer ideas and recommendations as appropriate.

I ask that you cast your votes for me to continue my service to Banyan Harbor. I hope you will feel free to call me with any concerns or ideas. Over the course of my term on the Board, I have spoken with many of you and have relayed your ideas and opinions to the management and Board members. Your voice is heard.

Brief Biography: Graduate with honors, University of Oregon. Worked as Production Assistant for ABC Sports on 6 Olympics, Monday Night Football, NCAA Football, Wide World of sport, NBA Basketball, PGA Golf Tour, LPGA Golf, Super Bowls, Pro Bowling, Film Features and more.

Worked as on-air weather and entertainment reporter for ABC and NBC Television stations for over 20 years. I currently write as a reporter for the San Jose Mercury News and the Bay Area News Group (owner of 20+newspapers).

I own an Advertising and Public Relations agency with 50+ clients like Sony Corporation (5 divisions), Saratoga Retirement Community (this was a good background for Banyan Harbor Board- it involved 80+acres developed as independent living, assisted living, skilled nursing).

Other Board of Directors/Leadership Experience: I have held leadership positions all my life. I have been involved in Rotary International and have held club President positions, and many district level positions. I have received leadership awards from Rotary, Pi Beta Phi Sorority, and the City of Saratoga (among others).

I have served on the San Jose Symphony Board, the Saratoga Chamber of Commerce, and Saratoga Charitable Foundation among others. I am currently on the Board of Governors of Arrowmont, a 100 year old school in Gatlinburg, TN. The recent fires have created challenges the Board is handling well.

Business or Job Related Qualifications or Experience: I have a broad base of experience managing complex issues in both large and small organizations. That experience gives me the ability to analyze a situation and make knowledgeable and thoughtful decisions. As an owner of a successful business, I have strong experience in business matters. As a reporter and PR professional, I am good at spreading the word about Banyan Harbor.

I can continue to serve Banyan Harbor as a Board Member: Banyan Harbor is a great place but will stay that way in the highly competitive resort environment only if it has an engaged and committed Board. Our current Board works well together and I would pledge my continued commitment if re-elected. I am passionate about Banyan Harbor and I will leverage my professional knowhow and communication skills any way I can to help Banyan Harbor.

My family has been owners since 1980. As an early timeshare owner, I have witnessed the maturation of our property. I am familiar with the pros and cons of Banyan Harbor and will do all I can to underscore the positive. I will join the other Board members and management to do the best we can with the resources we have.

LISTED IN ALPHABETICAL ORDER
**** INDICATES INCUMBENT CANDIDATE**

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BANYAN HARBOR TIMESHARE ASSOCIATION
2017 Proxy Solicitation Statements

CONNER, MICHAEL 3303 E. Guadalupe Road Gilbert, AZ 95234	Unit: J123-H1, A12, C38, D51, G80, G85 Phone: (602)-625-8274 cell Email: Rep.LLLC@ymail.com
<p>I started my working career in the trucking industry as a self-employed Owner Operator/ Semi truck driver hauling consumer goods in all 48 States and Canada. After 12 successful years I went from the driver's seat to an office seat as the GM of a very successful entertainment trucking company with 18 truck drivers and 4 office staff. Today, I am co-owner of that company and have expanded to 137 truck drivers, 4 offices and 158 employees.</p> <p>Over the past 25 years I have lived and owned residential properties with HOA's and AOA's. I have served on 2 Boards in Arizona over the past 10 years and have served on the Banyan Harbor owners AOA for the past 32 months. I have owned A-12 for 8+ years and have 4 other units at BH and one time share. I have a large investment in BH and I will work hard with management to keep all our investments sound while keeping overhead cost down. That will ultimately keep our owners fees down.</p> <p>I own several properties on Kauai which have AOA's. I attend those meetings multiple times per year. This allows me to understand the cost to operate other properties to help us at BH and keep costs under control.</p> <p>I ask for your vote for me, on the upcoming 2017 Timeshare Board of Directors.</p> <p>Regards, Michael Conner</p>	

**MADAMBA, EDWARD 957-C Kumukoa Street Hilo, Hawaii 96720	Unit: I111-G2 Phone: (808)-969-6707 Email: N/A
<p>It's been a great honor and privilege to have served you through the years. With my fellow board members and our excellent management staff (OLS), I would like to continue cost effective improvements and ensure high quality vacation experiences for owners and visitors. I humbly ask for your continued support.</p> <p>Thank you.</p>	