

Notice of Annual Owners Meeting Maui Sands I AOA

NOTICE IS HEREBY GIVEN that the Annual Meeting of the
Maui Sands I AOA has been called and will be held:

Date: **Saturday April 22, 2017**
Time: **9:00 am Registration**
9:30 am Call to order
Place: **Maui Sands I Tiki Lounge**
3559 Lower Honoapiilani Rd.
Lahaina Hawaii 96761

For the following purpose:

1. To elect Directors as prescribed in the By-Laws; and
2. To transact such other business as may properly come before this meeting.

Owners of record as of 9:30 am **April 22, 2017** shall be entitled to vote at the meeting. All owners are encouraged to attend the meeting; however you are also encouraged to complete and sign the enclosed proxy and return it using the enclosed envelope. The necessity of having a **quorum** prompts the Board of Directors to request that **ALL OWNERS SEND IN A PROXY**. If you personally attend the meeting, you will be able to vote, as your proxy will be revoked. Please take the time now to complete and return your proxy either by mail, email or fax to (808)891-1035. Note, per state law, proxies for previous Association Meetings are not valid for this meeting.

BY CALL OF THE BOARD

ALOHA PROPERTY MANAGEMENT INC.
Agent for KIHEI HOLIDAY AOA

Walter Clur, CMCA, AMS, CPA.CA, PB
Managing Agent

DATE OF THIS NOTICE: **March 22, 2017**

- ❖ **ALL PROXIES MUST BE RECEIVED AND FILED WITH THE MANAGING AGENT NO LATER THAN 4:30PM, April 20, 2017.**

MAUI SANDS I AOA

By signing below, I/we hereby appoint the person indicated below as attorney-in-fact or agent, with full power of substitution, to act in my/our place and vote as my/our proxy at the meeting of the **MAUI SANDS I AOA** to be held on **April 22, 2017 at 9:30 am, HST, at the Maui Sands I Tiki Lounge, 3559 Lower Honoapiilani Rd. Lahaina Hawaii 96761**, for the transaction of business that may properly come before the meeting, including but not limited to the election of directors, according to the number of units on behalf of which I/we would be entitled to vote if personally present. This proxy revokes any proxy or proxies previously given, and ratifies and confirms all that my/our attorney or agent may do as holder of this proxy. This proxy will be valid only for the above meeting and adjournments, may be revoked prior to its exercise, and shall be returned upon request if I/we attend the meeting and wish to vote in person. If this proxy is assigned to someone other than the board of directors and that person fails to attend the meeting, this proxy shall revert to the board of directors to be cast solely to establish a quorum. This proxy is **(check one)**:

To be given for quorum purposes only.

_____ To be given to the individual whose name is printed on this line.

To be given to the board of directors as a whole and the vote be made on the basis of the preference of the board.

To be given to the directors present at the meeting and the vote to be shared with each board member receiving an equal percentage.

Receipt of the notice of the meeting is hereby acknowledged.

If not already provided, I wish to obtain a copy of the annual audit report.

UNIT NO(S): _____ **DATE:** _____
(Required by law) (Required by law)

NAME OF OWNER
(Required by law)
(Please Print)

SIGNATURE OF OWNER
(Required by law)

NAME OF OWNER
(Required by law)
(Please Print)

SIGNATURE OF OWNER
(Required by law)

Note:

1. Please sign your name as it appears in the association's records. Personal representatives, administrators, trustees, guardians, attorneys-in-fact, and corporate officers must add their titles and, and if not already done, submit a copy of their appointment.

2. **For this proxy to be valid:**

a. The proxy giver must provide his or her printed name, signature, unit number(s), the date that this proxy was signed and the name of the proxy holder (if other than the board of directors); and

b. This proxy must be received by the association's secretary or managing agent **no later than 4:30 p.m. on April 20, 2017** the second business day before the meeting.

PROXY FORM EXPLANATION SHEET

To be given for quorum purposes only.

If marked, your proxy will be used to establish quorum only. This may have an adverse impact on the association's ability to conduct business at the meeting. An example could be, the association has 51% of the ownership represented at the meeting by proxy and in person, however 2% have marked this block and your documents require a majority of the owners to vote on issues. With only 49% available to vote, this will cause this meeting to be continued to another date, with the additional costs of setting it up in accordance to State Statutes and this is an additional expense that you pay for through your maintenance fees.

The individual whose name is printed on this line.

If marked, this gives your vote to an individual (owner or non-owner of your association) that you have designated. He/she casts your vote. Keep in mind though, if an issue comes up at the annual meeting, this individual can cast your vote on any issue and you may not agree with it. As an example, a motion is brought up to establish a fining policy that begins with \$100. Your proxy holder could cast your vote to approve this, even though you may disagree.

The Board of Directors as a whole, to be voted on the basis of the preference of a majority of the Board.

If marked, this gives your proxy (vote) to the majority vote of the Board of Directors. An example would be if 4 members of a total of 7 board members voted for a particular motion, your vote will be for that motion.

The Directors present at the Meeting and the vote to be shared with each Board Member receiving an equal percentage.

If marked, this gives an equal percentage of your vote to each of the directors attending the meeting. Using the above example, 4/7 of your vote will be for and 3/7 will be against.

Please complete and sign your proxy form and return it:

- **By fax to (808) 891-1035,**
- **By mail to 115 East Lipoa Street, Ste. 100, Kihei, HI 96753.**
- **By email to apmmaui@gmail.com**

Please return your proxy even though you plan to attend the annual meeting; your proxy will be cancelled and returned to you once you check in at the meeting.

Shanna Stubbs - Maui Sands Owner since 2011, Condos 1H, 1E, 2E

4541 Northgate Dr.
Provo, UT 84604
801-616-1210

coconuttyformauai@gmail.com
www.mauisandscondos.com



- Current Maui Sands Board Member seeking re-election
- BS, Clothing Apparel Studies-Brigham Young University
- Experienced Real Estate Investor and Landlord for 9 years/4 states/25 Properties
- Currently serving or have served on many local community and church committees including PTA, Board for Women's Service Group, Family History and Genealogy, Neighborhood Service Group.

-Wife and Mother of 4 teenagers!

I have been on the board for 3 years and have helped push through a lot of progress as well as seen some crazy things. After a lot of worry and consideration about the issues Maui Sands is facing, I have decided to run for the Board for another term and ask that you vote for me. If you are not attending the Annual Owners Meeting, I ask that you allow me to be your proxy. I strongly feel that every owner should be represented and treated with equality. The Board has a stewardship for the owners and I will continue to fight for your rights.

More than anything else I have learned, **Rule of Law matters**. I have personally been pushing the board to follow the Hawaii Condo Law, Maui Sands Bylaws, and the House Rules in all of our decisions especially concerning board transparency, owner rights, and financial obligations. Owners have rights that are not currently being honored by the Board. We can do things the right way and still be successful.

The 2017 Budget and Maintenance Fee Increase were based on an inaccurate Reserve Study and not a real Budget with planned projects for the year. It was also put together without any Owner knowledge or input. The Board barely had time to read it before we were forced to vote for it. I was the only board member who voted against it. Our high maintenance fee increase is based on projects that the board knows Maui Sands will not need to do and is not planning on doing. The most crucial mistakes in the Reserve Study are the 2nd story lanai railings and walkway railings are scheduled to need to be replaced starting this year for the next 3 years. They are completely structurally sound and will probably last another 15 years with a new coat of paint for the lanai side, but the budget is still collecting the money for the project to be done this year. It is not acceptable or ethical.

We need a New Website We should have a nice looking website that serves the needs of owners, can be a central location for any documents and information that owners need, allows owners to communicate safely, and promotes Maui Sands online reputation. After battling with the board to upgrade the website, I have taken the initiative to create the website that I believe will serve the needs of the owners. Please check it out at www.mauisandscondos.com

There are some serious issues that need to be addressed this coming year and I hope that you will select me to watch every dollar and guard your investment.

Sincerely,

Shanna Stubbs

Bob Jenks
Request for Proxies and Board Qualifications

Aloha Maui Sands I Owners:

If you cannot attend the 2017 Annual Meeting, please grant me your Proxy (you may also instruct your proxy-holder to vote for me). If you do attend, please consider me for the Board. It is time for some fresh input and more diligent oversight. Mahalo.

For several years now the owners have endured tremendous financial burdens, some real, some inescapable, some possibly avoidable and some manufactured. There are so very few instances where secrecy may be necessary, yet our boards' have indulged in it far too often, frequently abusing the executive session of board meetings (which all owners are entitled to attend via phone).

Maui Sands I has been dropped as a client by two management companies in a span of just fifteen months and the board hasn't offered a factual explanation. Management companies do not usually terminate clients without good cause and it has happened to us TWICE since October 2015.

The owners of Maui Sands I need and deserve a Board Member that embraces complete transparency and inclusion of the owners in the vital decision-making processes.

The 2017 Budget is a conspicuous example, approximately \$140,000 was included for two projects, one of which is definitely not needed (\$125,058) and one questionable as to who should pay (\$14,939). How do they respond to the question about collecting money under false pretenses? The response has been something along the lines of, well we will need the money sometime, for something. Maybe we will, but tell the truth. And why weren't the owners involved in the budget process early on? Please get involved, request the "full" Monthly Financials owners are entitled to by state law and our By-Laws. Examine how our money is being spent; you may be shocked and upset.

The Boards' for the past several years have kept some vital matters from the owners, matters that have historically been controlled by the owners of Maui Sands I (the rights to these are clearly stated in our By-Laws and/or denied to the Board). That includes the impartial application of the House Rules and the litigation issue with MS II. I will strive to collect every penny that MS II owes us for using our property and infrastructure.

As a Board Member, I will give all of you a voice and make your concerns known. Complete transparency is a must and House Rules and Apartment Sub-Lease provisions will again be applied to ALL units.

I have been trying for some time to get the Board to reach out to the owners for permission to distribute an opt-in "Owner Email Contact List" to make it easier for owners to freely communicate with each other, and this has been ignored. You have to wonder why. I have requested that it be included on the Annual Meeting Agenda.

Please contact me if you would like to discuss anything.

Mahalo,
Bob Jenks
808-298-7911
rejenks33@gmail.com

March 19, 2017

Dear Maui Sands Owners,

Please allow this letter as an opportunity to formally introduce myself to you as a candidate for the Maui Sands Board of Directors.

My wife and I recently bought unit 6C and fell in love with Maui Sands old Hawaiian charm when visiting the property. We truly think that Maui Sands is a unique and special property, offering lush landscaping and all the beauty west Maui has to offer.

I have been active participant of the board meetings, listening to the issues and concerns that Maui Sands owners are facing. I truly believe that our property is worth saving the charm and understand that it is important for us, as owners, to work to accomplish necessary repairs while be mindful of the budget.

I believe that my experience owning and operating a 24-hour restaurant business in the heart of Las Vegas, will allow me to help guide the board through making decisions that are for the best interest of keeping our property safe, and maintain the beauty and small time charm. I understand that Maui Sands is an investment for many owners, and I feel I have the necessary business mind to compliment the board of directors in the decision-making process.

My wife and I have been coming to Maui for over 20 years and recently have invested in some short-term rentals in West Maui. Our intention is to move to Maui within the next few years to retire and enjoy all that this island has to offer.

I am attaching a bio sharing my business experience for your review.

I would be honored to serve on the board of directors and ask you to consider myself as a candidate.

Mahalo,

A handwritten signature in black ink, appearing to read "JTB III". The signature is written in a cursive, somewhat stylized font.

Jerry T. Blanchard III