

## *Waikiki Banyan Condominium*

**\*\*\*\*ACTION REQUIRED\*\*\*\***

**If you do not plan on attending the Annual Meeting, complete and submit the enclosed proxy immediately to ensure quorum is established and, to save the Association money (approximately \$10,000) by avoiding additional mailings and rebooking the meeting venue.**

### **NOTICE OF ANNUAL MEETING OF THE ASSOCIATION OF APARTMENT OWNERS WAIKIKI BANYAN**

**NOTICE IS HEREBY GIVEN** that the **ANNUAL MEETING** of the Association of Apartment Owners **WAIKIKI BANYAN** has been called and will be held:

**DATE:** February 23, 2018  
**TIME:** 4:00 P.M.  
**PLACE:** Alohilani Resort Waikiki Beach – Stingray Ballroom  
2490 Kalakaua Ave  
Honolulu, HI 96815

for the following purposes:

1. To receive the reports of officers;
2. To elect Directors as prescribed in the by-laws; and
3. To transact such other business as may properly come before the meeting.

Owners of record as of the close of business on February 23, 2018 on record with the Managing Agent (Hawaiiana Management) shall be entitled to vote at the meeting. All owners are encouraged to complete and sign the enclosed proxy and return it in the enclosed envelope. 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 Board of Directors to request that **ALL OWNERS SEND IN A PROXY**. Please take the time now to complete and return your proxy.

By Call of the Board of Directors

John Guagliardo  
Secretary

DATE OF THIS NOTICE: December 15, 2017

**ALL PROXIES MUST BE RECEIVED AND FILED WITH THE SECRETARY OF THE BOARD OF DIRECTORS OR THE MANAGING AGENT NO LATER THAN 4:30 P.M. FEBRUARY 21, 2018**

Enclosures: Proxy  
Meeting Information Form  
Return Envelope

**ASSOCIATION OF APARTMENT OWNERS OF WAIKIKI BANYAN  
2018 PROXY**

**Check only one of the following boxes.**

- **If no box is checked, the proxy shall be given to the Board of Directors as a whole, to be voted on the basis of the preference of a majority of the Board present at the meeting.**
  - **If more than one box is checked the proxy will be voided.**

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

- |   |   |
|---|---|
| <input type="checkbox"/> Lorimegan Black  | <input type="checkbox"/> Kini Olegario    |
| <input type="checkbox"/> Robert Doeseckle | <input type="checkbox"/> Lou Palmer       |
| <input type="checkbox"/> Robert Ivanoff   | <input type="checkbox"/> Jeannie Phillips |
| <input type="checkbox"/> Ludwig Michely   | <input type="checkbox"/> Linda Sahara     |

The Board as a whole to be voted on the basis of the preference of the majority of the directors present at the meeting.

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

**For Quorum Only**

\_\_\_\_\_  
*(If this box is checked you must print the name of your proxy holder here)*

As attorney and agent, with full power of substitution, to act in my (our) place and stead, and to vote as my (our) proxy at the February 23, 2018 Association meeting, and at any and all adjournments thereof, for the transaction of any and all business that may come before the meeting, according to the proportional interest owned in the common elements that I (we) 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. Receipt of notice of said meeting is hereby acknowledged. The proxy holder is authorized to vote for the election and re-election of directors.

If I (we) attend the meeting in person and register, I (we) may request that the proxy be returned so that I (we) may vote by ballot. This proxy is valid only for the above cited meeting and any and all adjournments thereof, and may be revoked prior to its exercise.

**NAME OF OWNER(S)**

**SIGNATURE OF OWNER(S)**

\_\_\_\_\_  
*(Please Print)*

\_\_\_\_\_

\_\_\_\_\_  
*(Please Print)*

\_\_\_\_\_

**APT. NO(S)** \_\_\_\_\_  
*(required by law)*

**DATE SIGNED** \_\_\_\_\_  
*(required by law)*

**NOTES:**

Please sign and print your name as it appears in the Association's records. Persons signing in a representative capacity (personal representatives, executors, administrators, trustees, guardians, conservators, partners, members of a member-managed LLC, managers of manager-managed LLC and corporate officers) are to add their titles and, if not already done, submit evidence of their authority to act in that capacity.

State Law requires that, for this proxy to be valid, the proxy giver must provide his or her printed name(s), signature(s), apartment number(s) and date. The Association's Secretary or Managing Agent must receive this proxy **no later than 4:30 p.m. February 21, 2018.**

Any proxies assigned to the Managing Agent or General Manager may be used only for the purpose of establishing a quorum, and shall not be voted for the election of directors or on any other issue that is brought before the meeting.

I wish to receive a copy of the annual audit report

## WAIKIKI BANYAN ANNUAL MEETING INFORMATION

### **DATE & PLACE**

The Association of Apartment Owners Waikiki Banyan annual meeting will be held on Friday, February 23, 2018 beginning at 4:00 p.m. at Alohilani Resort Waikiki Beach – Stingray Ballroom 2490 Kalakaua Ave Honolulu, HI 96815. Sign-in begins at 3:00 p.m.

### **AGENDA**

Roll Call  
Proof of Notice of Meeting  
Reading of Minutes of Preceding Meeting  
Report of Officers  
Report of Committees  
Election of Inspectors of Election  
Election of Directors  
Unfinished Business  
New Business  
Adjournment

### **PROXY**

Many Waikiki Banyan Condominium unit owners live off island and simply cannot attend the Annual Meeting.

Our by-laws require that a majority of unit ownership interest be represented at the meeting, either in person or by proxy, before the meeting can take place and business conducted. By law we must have an annual membership meeting.

On several occasions we have had difficulty collecting enough proxies so that we could hold the meeting on the day originally scheduled. If there is any chance that you will not be able to attend the annual meeting please send in your proxy.

### **PROXY CHOICES**

Enclosed is a proxy form with attendant properly and timely submitted written information. You have several choices or you may choose to insert the name of someone else who will be there to represent you. In any event please fill out the form completely and accurately.

If you do attend the meeting, once you register you may void your proxy and regain full voting rights.

### **PROXY DEADLINE**

It is a matter of law that for a proxy to be valid it must be received and filed with the Secretary of the Board of Directors or the Managing Agent no later than two business days before the meeting. In our case that means **no later than 4:30 P.M. on February 21, 2018.**

### **ELECTION**

Three positions on the Board of Directors will be up for election at the annual meeting:

Ludwig Michely  
Kini Olegario  
John Guagliardo

Any owner may be nominated and run for election. You may nominate yourself anytime before the election. If you wish to stand for election please submit a resume in black text on white paper, not to exceed one single-sided 8 ½" x 11" page, to: Election Committee, AOA Waikiki Banyan, 201 Ohua Ave., Ste. T2-306, Honolulu, HI 96815. You may also be nominated at the meeting itself anytime before the close of nominations.

## WAIKIKI BANYAN 2018 ANNUAL GENERAL MEETING

### PROXY ASSIGNMENT REQUEST

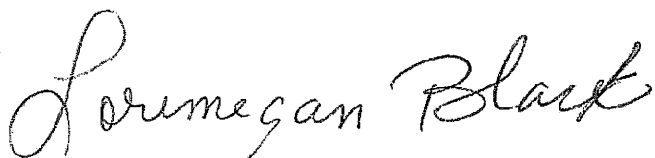
Aloha Owners:

My name is Lorimegan Black. I am your Board Treasurer. I request that you assign your proxy to me, for the 2018 Annual General Meeting, so that I can help create a positive and cost-effective Board of Directors. This past year I have worked diligently to ensure that the monies spent by the Board of Directors were fiscally prudent and actually provided necessary projects and results. I have reviewed our monthly expenditures and asked questions concerning the necessity and timing for all checks and projects.

My primary goal this year has been to protect, and increase, our Reserves. I continue to work with Hawaiiana Management Company to simplify our Financial Statements for Monthly Owner Review. Our dues will not be increased for 2018 and stay at \$460 per month.

I ask that you take a few minutes and write my name, Lorimegan Black, Tower 2 – 2414, on the Proxy Statement that you return to the Waikiki Banyan. In advance, I appreciate your Proxy Assignment and will work toward an improved complex that benefits all Owners. In addition, I ask that you vote for Bob Ivanoff as a Board Director, should you choose not to forward your Proxy to me at this time.

Mahalo,

A handwritten signature in cursive script that reads "Lorimegan Black".

Lorimegan Black, AOA Treasurer

Waikiki Banyan, Tower 2 – 2414, 808-741-9876

My name is Robert Doeseckle and I am seeking votes to be elected a Waikiki Banyan board member at the upcoming February General Meeting.

My wife and I have owned Apartment #1014 in Tower 1 under our Long Hai Trust for six years. We currently reside across the street from the Banyan at 250 Ohua Avenue which allows me to easily attend directors meetings. Currently, I am a member of the Banyan recreation deck renovation committee that is seeking owners and residence opinions on the future rejuvenation of this critical building feature.

For the past five years, I have been a very active member of the 250 Ohua board and was their board president for four years. As board chair, I was instrumental in steering the association to obtain a low interest loan which was used to replace the central hot water system; to renovate the swimming pool; and to remedy excessive condensation with the structure's central air conditioning piping. Hawaiiana Management Company has been the managing agent for this building since late 2016.

In February of this year, I moved to the treasurer position to concentrate on committee work integrating rooftop solar panels, adding an emergency generator, and resurfacing an exposed parking deck. As treasurer, my duties include establishing the annual budget, coordinating with the resident manager on project costs and working with the association's lawyers on past due accounts.

My past career positions were with dominant food manufacturing companies: Nestle, Nabisco and Dean Foods. These large corporations indoctrinated their managers to work harmoniously with all employees and vendors to minimize internal conflict to achieve their financial and market goals.

One of the business principal's implemented during my career was the "continuous improvement process", an ongoing effort to incrementally improve products, services, or processes by never being satisfied with the status quo. In an aging building such as the Banyan, this practice could be of value to increase resident, owner's and renter's satisfaction while keeping property values appreciating with the current real estate market.

Thank you for your consideration. I would appreciate your vote.

Robert Doeseckle

Aloha Fellow Owners,

I've had the honor of being on the board and being board president until last July when I was compelled to leave the Board to attend to some personal and family business needs that required my full attention. I have since resolved those issues.

I am now looking forward to re-joining the BOD and appreciate the encouragement and support of several Board members and owners. We need to continue the work we started about 2 years ago. We are not only finally addressing those latent maintenance and facilities issues; we are also insuring we have the financial and management capabilities to follow-through on our continuous improvement initiatives.

I am proud to have been President of the BOD as we tackled the difficult issues of deferred maintenance, swimming pool cleanliness and access, parking fees, major staff changes, drain pipe replacement, new fire alarm system implementation, etc. We also improved and updated the reserved fund plan, staffing and admin policies, garage system fees, and grounds & landscaping, among others. We also have a full agenda going forward to include completing the current deferred-maintenance and upgrade projects while starting the improvement and revenue generating projects (6<sup>th</sup> floor renovation, parking systems, IT systems, facilities management systems, etc.).

We need to ensure that the owner's interests are first; that our facilities' cleanliness, upkeep and security are the best; and that all costs are properly vetted, compared and managed. With your support and proxies, I will do my best to continue working to make the Waikiki Banyan the best place for you and your guests to visit and enjoy; maximizing our investments, keeping costs down, and being transparent, fair and knowledgeable in what we do.

Thanks for your consideration and support.

Robert (Bob) Ivanoff,

WAIKIKI BANYAN  
201 Ohua Avenue #308-II  
Honolulu, Hawaii 96815  
Phone (808) 922-7172

12/10/17

Dear Jon McKenna,

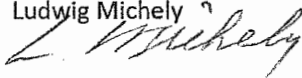
As a current member of the Board of Directors for the Waikiki Banyan, I intend to run for re-election in the February 2018 election.

My experience includes being a real estate investor for over 50 years in Honolulu in which I have been an owner/manager of different residential properties of which I managed the leasing and maintenance. During this time I was challenged with hiring and overseeing the work of many contractors including plumbing, electrical etc.

Being the owner of three Waikiki Banyan units, I have a goal of maintaining the value of the Waikiki Banyan property including making necessary improvements. Please feel free to contact me if you need further information.

Thank you,

Ludwig Michely



808-754-0216

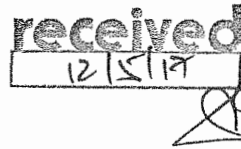
Aloha Banyan Owners,

My name is Kini Olegario and I had served the Banyan board for 3 terms now. I had been involved with the led lighting and also the plan to automate the garage system. The led lighting is almost completed, and the LED installation will give us some substantial savings in electricity plus the benefit of having a brighter parking area and hallways. This garage plan had been an ongoing plan for several years now and as I am quite involved with this garage automation I would like to request to get your votes so I can stay as member of the banyan board and continue with the garage project.

I would really appreciate your support and wish to thank you all and may you all have a blessed year for 2018.

Kini Olegario





Aloha Unit Owners,

I want to thank the people who supported me in my bid for re-election last year which was successful.

As we go forward I will continue in our work to protect our investment by managing the finances and the building in a mature manner.

I need your assistance by giving me your proxy to elect people to the Board who have the same philosophy we do.

The building is 38 years old. In the coming year we have many projects that are necessary to maintain and repair it for future years.

With your proxy and support once again I will continue to represent your voice to make the Waikiki Banyan a beautiful well-maintained complex for all of us for now and in the future.

If you have any questions, please feel free to contact me via phone at 973-214-9545 or eMail at [palmersinhawaii@gmail.com](mailto:palmersinhawaii@gmail.com).

Many thanks,

Lou Palmer, Director

ユニットオーナーの皆様へ、

まず、昨年度の再選挙の際、私を当選に導いてくださった皆さまのサポートに感謝致します。

我々が前進できますよう、我々の投資物件を経済的に管理することで守り、ワイキキバニヤンが熟考した慎重な規律を保てるよう、働き続けたいと思います。

我々と同じ観点を持つ者が組合に選ばれますよう、私に委任状を託して下さるよう、よろしくお願い申し上げます。

ワイキキバニヤンは、築38年の建物です。将来を考え、建物のメンテナンスや修理が必要とされております。

皆さまのサポートのもと、私に委任状を託して頂き、オーナーの皆さまの代表として、ワイキキバニヤンが美しく管理の行き届いた建物であり続けるために、全力を尽くして参ります。

ご質問がございましたら、何なりとお問い合わせください。

電話: 973-214-9545

メールアドレス: [paimersinhawaii@gmail.com](mailto:paimersinhawaii@gmail.com)

感謝を込めて、

Lou Palmer (ルー パーマー)、役員

This year, in asking for your proxies, I am supporting BOB IVANOFF. Two years ago, I didn't know who he was. Now I highly recommend him. As President he was responsible for all the recent improvements you see when you come here now. Several years ago I complained about a lot of things wrong at the Banyan. Pool chemicals were not correct and the pool area deck was leaking...a lot. We are now making those repairs and working toward a BEAUTIFUL new deck that isn't going to fall in on the 5th floor. Bob Ivanoff is a patient man with the knowledge and skill to keep on top of things, while keeping people pleased. Bob is the highest recommendation I have ever given you in the last 15 years.

Were you surprised to see my name back in the board...so was I ! The 30 some year member, with the half of one week time share ownership, withdrew his name at the last minute...and I said YES ! (using five of my own votes :) ). Thank you for letting me help you make good choices and vote conservative on most issues. I appreciate your friendship and your trust This is my LAST term..I DO believe in term limits . You can always reach me at 808-922-5875.

Thanks again.

Jeannie Phillips



To Fellow Owners and Board

My name is Linda Sahara', I have been an owner at the Waikiki Banyan for the past several years. I would like to apply for the position of Board Member with Waikiki Banyan. This position is very important to me as I believe it is vital we represent the Waikiki Banyan community as a whole with respect to owners living year round, seasonal owner/tenants, property management companies, and investors to name a few. I would like the opportunity to represent the owners and community by lending my advisory skills by being a board member. I believe it is very important to place principles before personalities and be objective in decision making and representation. I have served on another board in Hawaii in the past. This experience gave me experience in key elements of serving on a board such as developing mutual respect, which builds trust. Having a board with good chemistry built on respect gives us the opportunity to debate strategic challenging decisions objectively. Challenging one another's conclusions coherently and respectfully is vital to good decisions. As Vice President on the other board I was praised for my ability to listen objectively, defuse heated situations, and try to find a solution that everyone can agree or compromise on.

I would like to share a little bit about myself. At the present I work for a company called Icicle Seafoods. I have been with the company for 40 years and work out of Alaska. I worked my way up from accounting to Operations Manager representing southcentral Alaska as Global Logistics and Supply Food Chain Management. I have many other duties and responsibilities with this position working long hours and stressful situations especially in the busy fish season. In my long career as a respected and dependable employee I can say I have really enjoyed my job all these years. I believe a great attitude, gratitude, joy for life and a fabulous sense of humor has carried me through many challenging time.

My second business that I started over 30 years ago is Sahara Entertainments which is children's entertainment business, singing telegram and party planning. I am really proud of this business as I started this myself and built it into a fun way to add income for family, myself and the many young people I have trained over the years. Over the years I have worked with many youth teaching them others ways to make money without getting involved in drugs, alcohol or other less productive behavior. One must think outside the box at times to get ahead in this challenging world. My business taught me how to start a business from the ground up with professionalism and humor.

I think you will find me a good fit as a Board Member at the Waikiki Banyan. I have a great passion for all that I do and I believe it is vital to have people on the board that do not have a personal agenda but the desire to represent everyone as a whole for the success of everyone who live or pass through the Waikiki Banyan.

I will be wintering out in Hawaii starting the end of OCTOBER and can skype in before then.

Please contact me by phone or email if you have any questions. I look forward to hearing from you and thank you so much for your time.

Sincerely,

Linda Sahara' [sahasoule@aol.com](mailto:sahasoule@aol.com) 907-301-3246 call or text