



# HAWAIIANA

Hawaiiana Management Company, Ltd.

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September 9, 2022

To: Honolulu Park Place Owners  
From: Your Board of Directors  
Re: Proposed Bylaws Amendment to Authorize Board of Directors to Purchase Unit for Resident Manager's Use Without the Consent of the Apartment Owners

Dear Honolulu Park Place Owners:

By now, owners should have received a letter dated March 28, 2022 from Hawaiiana Management Company. That letter concerns "Proposed Bylaws Amendment to Authorize Board of Directors to Purchase Unit for Resident Manager's Use Without the Consent of Apartment Owners." It contains several references to our Bylaws and to sections of the Hawaii Revised Statutes. However, it does not include a discussion about why your Board of Directors is asking for your "Yes" vote on this matter.

At present, our General Manager has a one-bedroom apartment provided and owned by the Association. The Board of Directors believes that the General Manager should be offered a two-bedroom apartment. We believe that this is an important part of our ability to attract (and to retain) the best applicants for this critically important position.

The number of high-end residential condominiums in Honolulu is increasing. All of them are competing for top talent to manage their buildings. Honolulu Park Place can afford to compete with these other buildings in terms of salary and benefits. However, to enhance our competitive position, the Board believes that we should be able to offer the General Manager the use of a two-bedroom apartment.

The Board understands that this proposal may have created confusion. For that reason, we are including a list of Frequently Asked Questions (FAQs) which will hopefully answer any questions you may have.

We are planning to hold a series of online meetings via Zoom according to the following schedule:

Monday, September 26, 6:30 p.m.

Wednesday, September 28, 6:30 p.m.

Saturday, October 1, 10:00 a.m.

The Zoom link will be available on the HPP website, [hponline.org](http://hponline.org).

In addition, a Board member will be available in the lobby on the following date:

Saturday, October 8, 10:00 a.m.

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It is requested all owners COMPLETE, SIGN and DATE the enclosed Written Consent Ballot and RETURN it in the provided pre-addressed envelope (or via e-mail or fax as indicated on the Ballot) as soon as possible.

Owners who have questions regarding this matter may contact our Property Manager, Craig Richter of Hawaiiana Management Co., Ltd., at 808-593-6361 or via e-mail: craigr@hmcmgt.com.

Your assistance in deciding this matter of importance to our Association is greatly appreciated.

SINCERELY,  
FOR THE BOARD OF DIRECTORS OF  
HONOLULU PARK PLACE

Craig Richter  
Hawaiiana Management Company, Limited

Enclosures: Written Consent Ballot w/ Return Envelope  
Frequently Asked Questions (FAQs)