



honolulu park place

NEWSLETTER • NOVEMBER 2022

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'tis the season to
JINGLE & MINGLE
for residents of
Honolulu Park Place
WEDNESDAY, DEC. 7 • 5:30-7:00 PM
HPP Lobby and Club
Catering by Fukuya Deli
Vegetarian option available
RSVP
Get tickets in HPP Admin Office
Reserve before Nov. 22 at
hpponline.org

Our First Holiday Party since 2019!

Sign up today to enjoy “Jingle and Mingle,” our first HPP Holiday Party since 2019! Two menu options are available: a **Deluxe Bento** with nori maki sushi, musubi, fried noodles, mochiko chicken, breaded pollock, kimpira gobo, namasu and hijiki; and a **Vegetarian Bento**, with musubi, inari, namasu, nishimi, yaki tofu with miso, vegetable croquette, fried noodles and hijiki.

Get your tickets in the HPP office or reserve meals at hpponline.org. If you reserve online, **you will need to pick up your food tickets** from the HPP office. Please note that the reservation deadline is **November 22**. HPP residents are free; guest meals are available at \$15 each.

Volunteers are needed to take tickets and distribute bentos. Sign up online at hpponline.org or in the HPP Admin Office. Come, let's party!

**Mahalo,
HPP Staff!**



It is a tall order to keep a 40-story condominium with 437 units running smoothly. Yet in spite of the daily challenges, HPP's employees work hard year-round to benefit all of us. We are fortunate to have responsible management and front-line workers performing invaluable roles in building operations, maintenance, front office administration and security.

To show your appreciation, please consider donating to the **HPP Staff Holiday Fund**. Donations are pooled and distributed in December. All staff members, including those who work behind the scenes or late-night shifts, will benefit from your generosity.

Deliver HPP Staff Holiday Fund donations, check or cash, to the front office. Checks should be made payable to “Honolulu Park Place” and Staff Holiday Fund listed on the check memo line. Each donation will be logged and a receipt provided.

**Deadline
Dec. 9, 2022**

**HAPPY
HOLIDAYS!**

Meet Your Neighbor

RICKY KAWAMOTO



The career of **Ricky Kawamoto** has taken him to over 30 states as an IT consultant, specializing in large systems design and data security. Most recently, he spent 8 years in Washington D.C. (Department of Defense), 3 years in Kansas (KOCH Industry), and 2 years in Florida (Home Shopping Network). Projects included a wide variety of areas, such as satellite imaging, hotel reservations, accounting systems, oil and energy industries.

As an original owner at HPP, Ricky appreciates the variety and quality of amenities and the condo's close proximity to businesses and eateries. He was seen regularly walking with his dog, Lobo, in the neighborhood. Sadly, he suffered the loss of his beloved dog and companion several months ago.

Now retired, he enjoys traveling with friends to Las Vegas and Asia. The pandemic and closing of countries deprived him of his enjoyment of ethnic foods and cultures. With the easing of travel restrictions, he is looking forward to traveling again. Other recreational activities he enjoys are exercising, bowling, playing chess and mah jongg. *(By Mimi Beng Yoshikawa; Photo: Gary Everest)*

2 for 1

Bylaw Amendment Proposal

Owners' Questions Submitted during Zoom and Town Hall Meetings with Answers by our Attorney Christopher Shea Goodwin

1. One owner said that the way the ballot measure is worded is ambiguous, leaving open the possibility that the Board could use this proposal repeatedly to buy more real estate.

RESPONSE: This proposal does not authorize the Board to acquire more than one (1) apartment at a time, as this Amendment would still be subject to Article VI Section 1.a of the Bylaws whereby the Board must obtain the approval of 65% of owners in order to lease or purchase more than one (1) apartment.

2. One owner expressed concern that the Board would be using this change to start buying and selling units "on a whim." The owner expressed

concern that the Board was attempting to accrue too much power and would misuse this power.

RESPONSE: Same as previous response, the Board cannot engage in whimsical purchasing and selling of apartments since it is limited to owning only one apartment at a time.

3. One owner expressed concern that the Board could potentially abuse the provision in the Written Consent Ballot which says "...an apartment for use by a resident manager or other person or persons engaged in the operation, repair or maintenance of the project." The type of "abuse" would be putting someone other than the General Manager in the apartment.

RESPONSE: If the Resident/General Manager declines an Association-provided apartment as part of the employment compensation package, the Board may offer the apartment to another Association employee as part of their employment compensation package. This is a provision in your by-laws. For example, this may occur whereby the Board offers the Association owned apartment to the either a Maintenance Manager or Assistant Resident/General Manager with a commensurate adjustment in the employee's monetary compensation.

4. One owner's comment was that the Board had failed to win approval of the by-law change with the first mailing and appeared to be angry that we were continuing our efforts to get required approval.

RESPONSE: HRS §514B-108(e) provides, "The vote or written consent, to be valid must be obtained within three hundred sixty-five (365) days after mailing for a proposed bylaw submitted by either the board or a volunteer unit owners group." As HRS §514B-108(e) is a mandatory provision (i.e., HRS §514B-108(e) does not state it is, "subject to the Declaration or Bylaws"), the 365 day deadline controls over any potentially contradictory language in the Declaration and/or Bylaws.

5. Someone asked if the Board had considered the potential tax implications of selling the unit we own, and thereby realizing potential capital gains which the owner thought would increase our tax liability. The owners' point appeared to be that our proposal was understating the potential costs to the Association.

RESPONSE: The Association CPA should respond to this inquiry. The Board is working with our CPA on this question.

6. An owner proposed taking out a mortgage on the unit we currently own and using the proceeds to purchase another unit. The owner suggested that we figure out a different way to achieve this goal without taking money from the reserves.

RESPONSE: There are numerous potential concerns presented in this question, but my primary response is since the Association's reserves currently far exceed minimum state requirements, it would not appear to be in the best interests of the Association for it to go into debt to purchase a unit for use by the Resident Manager (or other persons engaged in the operation, repair or maintenance of the Project) absent a compelling reason to do so.

7. One owner asked if there is any way for the Board to achieve our goal without changing the Bylaws?

RESPONSE: The current language and requirements expressly set forth in Article III, Section 2.m. of the Bylaws does not appear to provide the Board with any other legally permissible option.