



### ANNUAL MEETING OF THE INTERVAL OWNERS ASSOCIATION

The Annual Meeting of the Interval Owners Association will be held on **May 13, 2020 at 9:00 A.M. (HST)** at the Kauai Beach Resort Hotel. Two Board seats are up for election. If you're an owner in good standing interested in running, please contact Ku'ulei Hamberg, Resort Administrative Assistant, at [d.kuulei.hamberg@wyn.com](mailto:d.kuulei.hamberg@wyn.com). You'll be provided with a questionnaire and, upon receipt of the questionnaire and confirmation of ownership, you'll be asked to provide a 150 word candidate statement. Forms must be received no later than Friday, March 13 for Nominating Committee review.

### SALE OF ASSOCIATION OWNED INTERVALS TO CURRENT OWNERS

At the request of your Board of Directors, on November 1, 2019 Grand Pacific Resorts sent an eMail to all Interval Owners in good standing offering the sale of Association owned intervals. While 53% of Owners opened the eMail, only 25 responded with interest in the offer. On January 10, the Board sent an eMail to the 25 respondents asking them to confirm their interest and requesting they indicate the type unit they wished to purchase. Of the 25, only 8 responded with interest in purchasing inventory. Four responded they were not interested or had not understood the offer, 13 didn't respond and three subsequently decided not to proceed. The association is currently in the process of selling a total of 6 association owned intervals to these 5 owners. The board hopes that association owner demand for additional weeks has been satisfied, as this was a special, one-time offer.

### NEW AIR CONDITIONING

In the survey the Board conducted over a year ago the number one priority voiced by our owners was the need for better air conditioning in the villas. For various reasons, the delivery of our new air conditioners to the resort had been delayed, but they are on site now and the contractor is working every day installing them. Our new General Manager, Rhonda Brown, is tracking daily progress with the goal of having all A/Cs installed by summer. The new units have a condenser which will be installed on the lanai of each unit. They are connected to air handlers in key locations inside the villas. The bedrooms and the main living area will each have an air handler, allowing individual temperature control in each room. The split system A/Cs are more efficient, which will reduce electrical and operating costs. Only the condenser sitting on the lanai will be exposed to the salt air so, maintenance costs will be lower. This is a great example your reserve contributions improving Kauai Beach Villas.





FROM YOUR KAUAI BEACH VILLAS O'HANA—"YOUR HOME IN PARADISE AWAITS YOU!"

## KAUAI BEACH VILLAS KEY CONTACTS

**Rhonda Brown, General Manager**  
 (808) 241-1000  
[rhonda.brown@wyn.com](mailto:rhonda.brown@wyn.com)

| Resort Information              |                                                  |
|---------------------------------|--------------------------------------------------|
| Address                         | 4330 Kauai Beach Dr.<br>Lihue, HI 96766          |
| Phone                           | (808) 241-1000                                   |
| Fax                             | (808) 241-1005                                   |
| Email<br>(Front Desk)           | <a href="mailto:kbvfd@wyn.com">kbvfd@wyn.com</a> |
| Front Desk Hours                | 7 A.M. - 11 P.M. (HST)                           |
| Pool Hours                      | 8 A.M. - 10 P.M. (HST)                           |
| After Hours<br>11 A.M. - 7 P.M. | On-Site Security<br>(808) 346-0997               |

| Owner Information                                                                                                                       |                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Traditional (Deeded) PAHIO<br/>KBV Owner Services</b><br>7 A.M. – 5 P.M. (HST) M-F<br>8 A.M. – 12 P.M. (HST) Sat.                    | (866) 523-2477, Option #1                       |
| <b>Club Wyndham Members<br/>Services:</b><br>Reservations<br>Financial Questions<br>(Payments, Titles, etc.)<br>8A.M. - 8P.M. (EST) M-F | (800) 251-8736<br>(866) 523-8477, Option #2     |
| <b>RCI Exchange:</b><br>8 A.M. – 8 P.M. M-F<br>8 A.M. – 5 P.M. Sat.<br>(Caller's local time)                                            | Weeks: (800) 338-7777<br>Points: (866) 724-4444 |

### Your Board of Directors

President, Larry Warner  
[larry.kbv@gmail.com](mailto:larry.kbv@gmail.com)  
 Vice President, Mark Twardzicki  
[mtwardzicki@comcast.net](mailto:mtwardzicki@comcast.net)  
 Secretary, Dani Ramos  
[Danielle.Ramos@wyn.com](mailto:Danielle.Ramos@wyn.com)  
 Treasurer, George Keeney  
[geokee@comcast.net](mailto:geokee@comcast.net)  
 Director, Lou Colombo  
[foscomoss@hotmail.com](mailto:foscomoss@hotmail.com)



*Opaeka'a Falls*



### CONSTRUCTION REMINDER

If you're visiting KBV after mid-June, there will be construction underway on buildings G & H to repair concrete spalling and post tension cables. The AOA's contractors will be doing their best to keep the noise down but breaking concrete is noisy, at best. Expect construction materials and tools in the parking lots near buildings G & H,

### IMPROVEMENT OF THE OLD TENNIS COURT

The old tennis court to the south of the check in building has a new look. First it was painted to hide the old worn green surface and then it was decorated with a new look-- a new Honu (turtle) painted in the middle of the court. (See adjacent article for more).

The old meeting and presentation area has gotten a face lift. New tables and very comfortable chairs were purchased. The old frame and canvas are gone and a new sturdier frame and roof erected.

There is a large "Connect Four" game and an oversized chess set on the court for owners and guests to play.

### OTHER CHANGES AROUND THE RESORT

All the old incandescent and compact florescent bulbs have been replaced by LEDs. This energy efficient upgrade along with the new split system A/Cs should result in a noticeable reduction in electrical costs.

It's hard to miss the new solar panels along the drive to the waste water treatment plant. This installation will greatly reduce the electrical costs to operate the facility and will be reflected in the maintenance fees paid by KBV AOA to the Kauai Beach Resort Association.

The Kauai Beach Resort Hotel is starting some major renovations this month. The project includes concrete spalling repairs, new lanai railings, and a general face lift throughout the hotel. The water slide into the sand pool will be relocated to a different, more kid-friendly pool and the Pool Bar will expand to offer more food services. Heads up--there will be times the Hotel pools will not be available during the construction and remodel project.

In addition to improvements to the hotel area, the entry drive will be beautified this coming year. Roadway repair and resurfacing, upgraded lighting, landscape embellishments and new monument signs comprise the major elements of the project.



### IT'S A HONU WORLD!

Picking up on Maintenance Supervisor Mike Moreno's idea, local Kauai artist Luke Walker took his first (highly successful!) stab at a 3-D creation. This great selfie-spot on the newly refurbished tennis court also comes with a slew of colored chalk for accomplished or aspiring artists.

### OWNER COSTS TO PROTECT THE ASSOCIATION

Most of you received eMails this past year from the SaveKBV.org. This is a relatively small group of owners that disagrees with the direction in which your current board is taking the association. Without a major change in direction KBV would be in a serious financial distress within three years. This owner group didn't agree with the Board's plan, but they never presented an alternative. Disagreement is OK, but if you don't offer an alternative, it's counter-productive.

In this case, the Association was threatened with legal action if we did not comply with the opposition's demands. The Board is required to protect the financial well-being of the association. To meet our fiduciary responsibilities we hired legal counsel to protect and represent the interests of the association. The costs to the association have been over \$40,000 plus incalculable damage to the reputation of Kauai Beach Villas and ultimately the value of your investment.

If you don't understand what the Board is doing, please ask for information rather than demanding we stop without a new direction. Threats against the association close down lines of communications and force costly steps to protect the association.



### WYNDHAM DESTINATIONS' CONTRIBUTIONS TO KBV

February marks the second full month of the return of Wyndham (now Wyndham Destinations, or WynD) to KBV resort management. While the financial benefit to the association exceeds \$2 million annually in maintenance fees previously gone unpaid, there are many other benefits to the partnership between KBV and WynD:

- \* Many owners are unaware that WynD owns KBV's Check-in and Maintenance buildings. Prior lease terms would have the Association paying \$97,174 in rent to WynD in 2020. Wyndham has waived our rent as long as they hold the Association Management Contract. This is a direct positive impact to the association's operating budget and helped mitigate any maintenance fee increase.
- \* In addition to the cessation of lease rents, WynD will be investing \$150,000 in enhancements of the Check-in building.
- \* Grand Pacific compensated themselves for room rentals for visiting staff. This is a loss of room revenue to the association and we have housekeeping costs to pay. WynD pays rent for the rooms their staff use while staying at KBV. Though at a reduced rate, the rental fees cover our housekeeping and other costs to maintain the room.
- \* WynD is now bringing RCI Kauai Liaison Chris Kostka and an Owner Services Representative to KBV one day a week to assist owners staying at KBV or other nearby resorts. This saves owners a drive to Princeville to meet with these helpful representatives.

### BEACH SAFETY

- ☀ Choose beaches with a lifeguard.
- ☀ Before entering the water check for any warning signs indicating hazardous conditions.
- ☀ Avoid swimming during high surf.
- ☀ Never swim alone.
- ☀ Never allow small children to swim or play in water unattended.
- ☀ Never swim in murky water and never swim in river mouths.
- ☀ Never turn your back on the ocean, an unexpected wave can knock you down and drag you out.
- ☀ Listen to weather and surf forecasts on local radio or check the surf report

*Mahalo for your dedicated ownership –  
Your Kauai Beach Villas Board of Directors*