

FAQ for the Conversion of 4 Guest to EV Charging Parking Spaces

Q1. Which guest parking spaces are being proposed for conversion?

A1. The guest parking spaces outlined in red adjacent to the west side of the cabana are closest to a source of electricity and don't interfere with emptying the cabana dumpster.

Q2. Are owners voting whether to approve the installation of EV charging stations?

A2. No. Approval would allow the Board to move faster to obtain incentive funding to reduce the EV charging station purchase and installation costs which cannot be done today. EV charging stations would be installed only if economically viable.

Q3. Would owners pay for the electricity used to charge EV's?

A3. No. EV owners would pay for charging at a rate that would cover electricity and other charging station costs. It is not anticipated that the monthly maintenance fees would be impacted.

Q4. Could visitors charge their EV's?

A4. Not initially. An EV charging card or smartphone app would be used to limit EV charging to residents. However, if these charging stations are underutilized by our residents, the Board might decide to allow visitors to charge to increase income from EV charging until utilization by residents increases.

Q5. What would discourage an EV owner from remaining parked in an EV charging parking space after charging has completed?

A5. A financial penalty. EV charging stations can assess a significant per-minute fee for not departing within a reasonable time after charging has completed.

Q6. Could Kalele Kai afford to reduce the number of guest parking spaces?

A6. Effectively, there would be no reduction in the number of guest parking spaces. Signage would explain that EV charging parking spaces would be exclusively for EV charging **unless no guest parking space is available**. Kalele Kai management is aware of the few days per years when guest parking is fully utilized and would ask EV owners to avoid charging their EV's during these periods so that guests could park in these parking spaces.

Q7. What would happen if no shared EV charging stations are installed?

A7. As the number of EV users increases, Kalele Kai would become a less desirable property by not providing this service. Current residents would continue to incur the cost and inconvenience of using public charging stations.

Q8. Can owners change their votes after reading this FAQ?

A8. Yes. A new ballot would be completed and returned with the original ballot being returned to the owner.



WRITTEN CONSENT BALLOT

PROPOSED AMENDMENT TO DECLARATION TO AUTHORIZE THE USE OF FOUR (4) GUEST PARKING STALLS FOR ELECTRIC VEHICLE CHARGING BY OWNERS AND OCCUPANTS.

Please CLEARLY mark your vote **YES** or **NO** for the below proposal in **ONLY ONE** of the boxes and **COMPLETE** the bottom portion of this ballot where indicated.

PROPOSAL: Section 5(i) of the of the of the Declaration of Condominium Property Regime of Kalele Kai (“Declaration”) shall be amended to **ADD** the following new language (new language indicated in **bold**):

“(i) A total of thirty-one (31) parking stalls (designated “Guest” on the Condominium Map) shall be designated for guest parking, of which four (4) parking stalls (designated “HDCP Guest” on the Condominium Map) shall be designated for handicap parking for guests, **and of which four (4) parking stalls, (designated 11, 12, 13, 14 on the Condominium Map), shall be available for use by owners and/or occupants for charging of electric vehicles in accordance with such rules and regulations as may be adopted by the Board of Directors.** There shall also be four (4) additional covered parking stalls (designated 38, 87c, 101, 138c on the Condominium Map), which shall be deemed to be common elements of the Project, which shall be designated for handicap parking and used by disabled owners or occupants of the Project on such terms and conditions as may be agreed upon between the Association of Owners of Kalele Kai (hereinafter referred to as the “Association”) through its Board of Directors (hereinafter referred to as the “Board”) and such owner or occupant; provided, however, that such parking stalls may be used as additional parking for the manager and/or security and/or maintenance personnel whenever such parking stalls are not being used by a disabled owner or occupant. The Association shall retain ownership of said handicap parking stalls and shall adopt rules for the assignment and use of said handicap parking stalls. All remaining parking stalls of the Project shall be designated as “limited common elements” appurtenant to designated condominium units as discussed in more detail below;”

Please mark **ONLY ONE** of the following boxes:

- YES** I **DO GRANT CONSENT** TO THE PROPOSED AMENDMENT TO DECLARATION TO AUTHORIZE THE USE OF FOUR (4) GUEST PARKING STALLS FOR ELECTRIC VEHICLE CHARGING BY OWNERS AND OCCUPANTS.
- NO** I **DO NOT GRANT CONSENT** TO THE PROPOSED AMENDMENT TO DECLARATION TO AUTHORIZE THE USE OF FOUR (4) GUEST PARKING STALLS FOR ELECTRIC VEHICLE CHARGING BY OWNERS AND OCCUPANTS.

I/We, the owner(s) of the below identified Unit(s), have marked the boxes to indicate my/our decision on the above stated Proposed Declaration Amendment.

Unit No(s): _____

Printed Name

Printed Name

Signature

Signature

Date: _____

Date: _____

PLEASE **COMPLETE AND RETURN** THIS WRITTEN CONSENT BALLOT IN THE PRE-ADDRESSED/POSTAGE PRE-PAID ENVELOPE PROVIDED TO:

AO KALELE KAI
c/o Hawaiiana Management Company, Limited
711 Kapiolani Blvd. Suite 700
Honolulu, HI 96813

**COMPLETED WRITTEN CONSENT BALLOTS MAY ALSO BE RETURNED BY:
FAX: (808) 447-5140 -or- E-MAIL: sherwing@hmcmtg.com**