

SUBJECT	TITLE	DATE	PAGE
ANNUAL MEETINGS	Back to the Future - Owners Participating in Annual Meetings Via Skype	June 2014	3
ASSESSMENTS	If I purchase a unit in a foreclosure auction, am I responsible for any delinquent fees? - Ask the Condominium Specialist	September 2017	4
ASSOCIATION	Upkeep of the Property: The Association's v. An Owner's Obligations	September 2018	1
ASSOCIATION	How Do We Balance the Medical Marijuana Users' and Non-Smokers' Interests in Condominium Buildings and Planned Communities?	September 2018	5
ASSOCIATION	House Rules	June 2018	1
ASSOCIATION	Decisions of the Association Are Binding on Unit Owners and their Tenants	June 2018	1
ASSOCIATION	The Association - Limited Oversight	June 2018	3
ASSOCIATION	Association's Power to Borrow Money for Common Elements and Other Property	June 2018	3
ASSOCIATION	The Unit Owners' Association and its Powers	March 2018	1
ASSOCIATION	Must an Association incorporate to open a bank account? - Ask the Condominium Specialist	March 2017	4
ASSOCIATION	Can the Association take action via written consent without having a meeting? - Ask the Condominium Specialist	March 2015	4

ASSOCIATION DOCUMENTS	Who is responsible for providing documents requested by an owner? - Ask the Condominium Specialist	December 2017	4
ASSOCIATION DOCUMENTS	How much can I be charged for documents? - Ask the Condominium Specialist	September 2015	6
ASSOCIATION FINANCES	Associations Need a Priority of Payment Policy	March 2018	4
ASSOCIATION	Maintaining the Basic Structure and Operation of a Condominium Association	December 2015	2
ASSOCIATION	Our bylaws allow the association to conduct business without holding meetings. Is this legal? - Ask the Condominium Specialist	June 2014	4
BOARD OF DIRECTORS	Purpose of the Association's Board	September 2018	1
BOARD OF DIRECTORS	Board Meetings	December 2017	2
BOARD OF DIRECTORS	A Conflict of Circumstance	September 2017	1
BOARD OF DIRECTORS	Board Responsibility	June 2017	1
BOARD OF DIRECTORS	Three Points to Keep in Mind	March 2017	1
BOARD OF DIRECTORS	What Kind of Board Member Are You?	September 2016	6
BOARD OF DIRECTORS	Congratulations! You're Elected to the Board – Now What?	June 2016	1
BOARD OF DIRECTORS	Can the Board conduct meetings by email? - Ask the Condominium Specialist	June 2016	5

BOARD OF DIRECTORS	Avoiding Recalls	June 2016	5
BOARD OF DIRECTORS	Can the Board refuse to let me install solar panels? - Ask the Condominium Specialist	March 2016	5
BOARD OF DIRECTORS	Tips on Successfully Fulfilling Your Fiduciary Obligations	September 2015	1
BOARD OF DIRECTORS	Some owners are unhappy about actions taken by our board. What can we do? - Ask the Condomiun Specialist	March 2014	4
BOARD OF DIRECTORS	What do Boards need to consider when renting out association-owned units?	September 2014	1
BUDGET	Answers to Board Members Top 10 Budget Questions	March 2016	3
BYLAWS	The bylaws forbid installation of a solar hot water heater for my unit. Is there a Hawaii law that allows the installation? - Ask the Condominium Specialist	June 2014	4
COMMON ELEMENTS	Maintaining The Common Elements of a Condominium Association	September 2015	5
COMMON ELEMENTS, LIMITED COMMON ELEMENTS	Is the floor in my unit a common area? - Ask the Condominium Specialist	September 2014	5
COMMON ELEMENTS, LIMITED COMMON ELEMENTS	What is the difference between the common elements and the limited common elements?	September 2015	6
COMMON EXPENSES	Can we base a unit's share of a common expense on usage? - Ask the Condominium Specialist	September 2017	4

COMMON EXPENSES	Must an owner pay for a common element he doesn't use? - Ask the Condominium Specialist	September 2016	5
COMMUNICATION	Avoiding Conflict with the Neighbors	June 2018	2
COMMUNICATION	Posting Association Protocols For Owner Inquiries	December 2014	3
CONDOMINIUM PROPERTY REGIME	What procedure would allow me to place several residential units on my property? - Ask the Condominium Specialist	December 2016	4
ENERGY CODES	New Energy Codes Keep Coming and Can Be Exceeded	March 2014	1
FAIR HOUSING ACT	Learning to Live with the Fair Housing Act	September 2017	6
GOVERNANCE	Owners Welcome - Condominium Governance	December 2016	5
GOVERNANCE	The Future of Self Governance and Reserve Obligations	September 2016	7
HAWAII COUNCIL OF COMMUNITY ASSOCIATIONS	History of The Hawaii Council of Community Associations	December 2015	4
INSURANCE	Is My Condominium Association Legally Required to Obtain Flood Insurance?-Ask the Condominium Specialist	September 2018	3
INSURANCE	Insurance Smarts	March 2015	4
INSURANCE	Now That You Own It, Don't Forget to Insure It	June 2014	1
LEGISLATION	Six Things You Need to Know About the Repeal of the Old Condominium Law, Chapter 514A	September 2018	2
LEGISLATION	Legislative Update 2018	June 2018	5

LEGISLATION	Legislative Update 2018	March 2018	3
LEGISLATION	Upcoming Repeal of HRS Chapter 514A	March 2018	3
LEGISLATION	Upcoming Major Change in Law on Directors' and Officers' Fiduciary Duties	December 2017	3
LEGISLATION	Chapter 514A Repeal - Frequently Asked Questions	December 2017	5
LEGISLATION	2017 Legislative Wrap-Up	September 2017	3
LEGISLATION	The Repeal of Chapter 514A	September 2017	4
LEGISLATION	2017 Legislative Session Update	June 2017	3
LEGISLATION	2017 Legislature	March 2017	3
LEGISLATION	2015 Legislative News	March 2015	3
LEGISLATION	The Medical Marijuana Debate	June 2014	2
LEGISLATION	2014 Legislative Update	June 2014	5
LEGISLATION	2014 Legislative Update	March 2014	5
LIMITED COMMON ELEMENTS	When Selling or Buying a Condo Unit, Careful About that Parking Stall	December 2015	5
LIMITED COMMON ELEMENTS	Selling or Trading a Parking Stall?	September 2014	6

MAINTENANCE	A tenant asked workers, hired by the association, to stop work. Now they will not return to finish the job. What do we do? - Ask the Condominium Specialist	March 2017	4
MAINTENANCE	Can the Board require owners to make repairs? - Ask the Condominium Specialist	June 2018	4
MAINTENANCE	Have You Seen Your Roof Lately?	December 2016	1
MAINTENANCE	I have mold in my unit. What can I do? - Ask the Condominium Specialist	March 2016	5
MAINTENANCE	My screen door was replaced improperly in the course of work done by the board. What should I do? - Ask the Condominium Specialist	September 2014	5
MAINTENANCE FEES	Pay First, Dispute Later – It's the Law	March 2015	1
MANAGING AGENTS	Is a Real Estate Broker Who Manages Condominium Associations Required to Register as a Condominium Managing Agent? - Ask the Condominium Specialist	September 2018	3
MANAGING AGENTS	Are employees of a condominium managing agent required to hold a real estate license? - Ask the Condominium Specialist	December 2014	5
MEDIATION	Mediation Case Summaries	June 2018	4
MEDIATION	Mediation Case Summaries	March 2018	5
MEDIATION	Can I have my attorney participate in my place? - Ask the Condominium Specialist	December 2017	4

MEDIATION	Mediation Case Summaries	September 2018	4
MEDIATION	Mediation Case Summaries	December 2017	7
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MEDIATION	Mediation Case Summaries	March 2016	6
MEDIATION	Why Mediation? Why Not?	December 2015	1
MEDIATION	Mediation Case Summaries	December 2015	6
MEDIATION	Mediation News	September 2015	4
MEDIATION	Mediation Case Summaries	September 2015	7
MEDIATION	Growing Mediation to Resolve Condominium Disputes	June 2015	1
MEDIATION	Where can I submit my condominium dispute to mediation?	June 2015	6
MEDIATION	Best Practices: Finding and Selecting the Right Mediator	June 2015	8
MEDIATION	Mediation Case Summaries	June 2015	9

MEDIATION	Evaluative Mediation Being Offered to Condominium Owners	March 2015	2
MEDIATION	Mediation Case Summaries	March 2015	5
MEDIATION	Mediation Case Summaries	December 2014	7
MEDIATION	Mediation Case Summaries	September 2014	7
MEDIATION	Mediation Case Summaries	June 2014	6
MEDIATION	Mediation Case Summaries	March 2014	6
MINUTES	Minutes: Contents	June 2015	3
PROXIES	What can I do if the Board used Proxies illegally? - Ask the Condominium Specialist	June 2015	6
PROXIES	Who can review our proposed proxy ballot to confirm that it is legal? - Ask the Condominium Specialist	December 2014	5
REGISTRATION, AOUC	AOUC Biennial Registration 2017 - 2019	March 2017	3
REGISTRATION, CHO	Condominium Hotel Operator Biennial Re-Registration Conducted	December 2016	6
REGISTRATION, CHO	Condominium Hotel Operator Re-registration	December 2014	5
REGISTRATION, CONDO ASSOCIATIONS	What are the registration requirements for condominium associations? - Ask the Condominium Specialist	June 2017	4
REGISTRATION, CONDO ASSOCIATIONS	Condominium Association Biennial Registration 2015 - 2017	December 2014	4

REGISTRATION, CONDO MANAGING AGENTS	Must a condominium managing agent be registered with the Real Estate Branch? - Ask the Condominium Specialist	March 2014	4
RESERVES	100% Funded Reserve Study vs. 50% Fully Funded Reserve Study	September 2016	1
RESERVES	What's the Association's Reserve Fund Condition?	June 2016	4
RESERVES	Excuses, Excuses	March 2016	1
RESERVES	When should my association begin collecting reserves for future maintenance? - Ask the Condominium Specialist	March 2015	4
RESERVES	What is the Association's Reserve Fund Condition?	December 2014	1
RESERVES	How To Read Your Reserve Study	December 2014	6
RESERVES	Will we be subject to regulatory sanctions if our reserves fall below 50%? - Ask the Condominium Specialist	March 2014	4
SEMINARS	Planning and Executing Effective Annual and Board Meetings	March 2018	2
SEMINARS	Legislative Bills, Employment Law, County Fire Sprinkler Laws and Disaster Preparedness	March 2018	4
SEMINARS	CONDORAMA 11/4/17	December 2017	1
SEMINARS	CONDORAMA 4/8/17	March 2017	5
SEMINARS	HCCA Educational Seminar 5/26/16	June 2016	2
SEMINARS	HCCA Almost Free Legal Advice 2014	December 2014	3
SEMINARS	Surviving Your Annual Meeting	March 2014	6

SERVICE ANIMALS

Assistance Animals and the Landlord Tenant Code

March 2014

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