

RICHARD EMERY **GOV. MSG. NO. 835**

- Bachelor of Science, Economics, Pennsylvania Military College (Widener University) . 45-year Hawaii resident.
- Hawai'i Vice President Governmental Affairs, Associa, part-time. Responsible for strategic issues for Hawai'i including legislative matters. Co-Chair Community Associations Institute Legislative Action Committee (CAI), Director, Hawaii Council of Community Associations
- Former Principal Broker and President of Hawaii First Inc., an Associa company. Hawaii First was the third largest property management firm in Hawaii specializing in residential property management for more than 180 buildings. The company was founded in 1997. Hawaii Broker since 1998.
- Professional Reserve Specialist - RS - The designation is awarded by Community Associations Institute. Co-author of the 1997 amendment to HRS 514B-148 that defines an association's obligation to fund reserves.
- Principal Broker and Owner, Hawaii First Realty LLC. The company is an approved continuum education provider to real estate licensees. Two custom courses, Condominium Governance & Condominium Finances are among courses offered.
- Bankruptcy Trustee for Chapter 11 and Sub-Chapter 5 bankruptcy cases. Mr. Emery has served as a court appointed trustee for bankruptcy cases when management authority is removed from the debtor and a trustee operates the business and small business reorganization cases.
 - a. Upland Partners (Maui): One of the oldest and most complex bankruptcy cases in Hawaii (1997). As the fourth appointed trustee, Trustee Emery successfully sold the property under a liquidating plan of reorganization to a developer, resulting in payments to secured, priority, and unsecured creditors. The project was a real estate development on Maui.
 - b. Century Aviation: Trustee Emery operated this all-island FBO (services private airplanes) at Hawaii's airports. With debt of \$2 million, the liquidation value was estimated at \$300,000. The Trustee reduced expenses and established a strategic plan to maximize the value in a court-approved auction. The \$1.8 million sale million resulted in payments to secured and priority creditors.
 - c. R&H Machinery: Trustee Emery was instrumental in having the case dismissed. The Debtor's alleged effort to reorganize was not valid.
- Foreclosure Commissioner/Receiver. Mr. Emery as court-appointed Receiver and Commissioner has successfully managed and sold at auction Hawaii properties. Examples include the following:
 - a. Hotel Wailea (Maui)
 - b. Bay View Golf Course
 - c. The Lotus Hotel, formerly W Hotel
 - d. Waiakea Villas (Hilo)
 - e. 1909 Ala Wai Commercial Office
- Expert consultant and witness work. Mr. Emery has prepared expert reports and/or testified as an expert on many real estate and association matters, including but not limited to the following examples:
 - a. AOA Kahaione v. A&B
 - b. AOA Canterbury Place v. Stark
 - c. Fullard Leo v. AOA Kalo Place
 - d. AOUO Ala Moana Tower v. Peter Savio, HIDC Ala Moana Development Co., LLC
 - e. Roberts Hawaii vs AOUO Eaton Square
- Member, National Association of Parliamentarians
- Host, *Condo Insider*, a weekly Internet talk show on condominium living. More than 180 shows have aired.
- Developer, Queen's Court office condominium project.
- First Vice President, The Pacific Club; Director, Poi Dogs and Popoki; Past Director, Hawaii Better Business Bureau; Past Trustee Hawaii Mission Houses Museum, Past Finance Chairman and Director for Damien Memorial School; Past President; and 30-year member of the Rotary Club of Metropolitan Honolulu; Past International Director, Sales and Marketing Executives International.