

From: [Nani V.](#)
To: [Planning WPC Testimony](#)
Subject: SUP 870: Testimony 1
Date: Monday, May 4, 2026 3:27:00 PM
Attachments: [130 Hldgs Testimony OLCA 05042026.pdf](#)

Please see the attached PDF.

Nani Vermillion, RB 23853

Big Island Homes & Land Co., Ltd. | dba Hilo Leasing LLC

1251 Kilauea Ave., Unit 194 | Hilo, Hawai`i 96720

(808) 935-6874 Office

(808) 491-9194 Mobile

nani@bigislandhomesandland.com

bigislandhomesandland.com | hiloleasing.com

SENT VIA ELECTRIC MAIL: WPCtestimony@hawaiicounty.gov

May 4, 2026

County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo HI 96720

RE: TMK 3-1-6-10-83, 16-1678 34th Avenue, Keaau HI ("Parcel")
130 Holdings LLC ("Applicant")
Amendment to Special Use Permit No. 870

To Whom It May Concern,

This is in response to the Petition for Standing in Contested Case Hearing (PL-CCH-2026-000032) filed by Orchidland Community Association ("OLCA") against Applicant and Special Use Permit Amendment Application PL-SPP-2026-000115/Amend SPP 870).

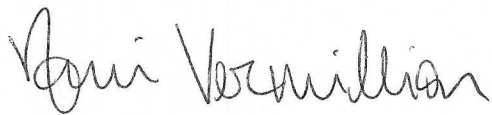
Evidence attached will show that Applicant is not delinquent in its dues and the lien on Parcel was filed erroneously and needs to be removed. The following documents are enclosed:

- 1) Email dated 1/7/2025 from Orchidland Community Association showing corrected rate and backup.
- 2) Timeline of invoicing from OLCA dating back to 2022

The Petitioner has no objection to any criteria in our application to amend Special Use Permit No. 870, and therefore this hearing should proceed.

Thank you for your consideration.

Best regards,
130 HOLDINGS LLC



Nani Vermillion
Vice President, Managing Member

Encls: 7 pages



Outlook

Re: Property classification: TMK 3- 1- 6- 10- 83

From BRANDEE CARRILLO <jbsllc001@gmail.com>

Date Tue 1/7/2025 6:17 PM

To Orchidland Community Association <orchidlandcommunityassociation@gmail.com>

Cc Tara Brandon <Tarabrandon430@yahoo.com>; Nani V. <nani@bigislandhomesandland.com>

Aloha Nani,

Please find attached your Orchidland Statement regarding TMK/Acct #10-083 reflecting the updated corrections. In error, your account was still sitting in "Commercial Properties" and was erroneously charged the commercial rate. I apologize for the inconvenience.

Have a good rest of your day,

Brandee Carrillo

Statement

Hilo, HI 96720

Account /TMK #	10-083
Date	1/7/2025
Due Date	2/21/2025
Amount Due	\$250.00

Amount Enclosed \$

Please update my address! Here is my new mailing address:

Please cut on the line below and return top portion with your payment. Mahalo!

Account / TMK #	10-083
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For billing inquiries ONLY, such as request for a detailed statement, request of receipt, or address update, please email: JB Services, LLC at jbsolca001@gmail.com or call Brandee

Mail payments to: OLCA c/o JB Services, LLC PO Box 4548 Hilo, HI 96720
 Pay online: www.orchidland.org ***A 5.5% Convenience Fee applies to ALL Credit/Debit card payments

Pay online: www.orchidland.org

A 5.5% Convenience Fee applies to ALL Credit/Debit card payments as of 08/2024 per OLCA Board of Directors Motion

*DISHONORED PAYMENTS RESULT A FEE OF \$36. CREDIT CARD DISPUTES OR REFUNDS RESULT A 3.9% FEE OF TOTAL PAYMENT. NEW LATE FEES ARE \$25 & ARE APPLIED ON JANUARY 1ST.

Date	Description	Amount	Balance
06/30/2024	Balance forward		0.00
07/01/2024	Annual Mandatory Road Maintenance Assessment (MRMA) 07/01/2024 - 06/30/2025	250.00	250.00

Orchidland Community Association, Inc (A Non-Profit Corporation)

In addition to your annual billing, donations are welcome! Please let us know which fund you would like to donate to: **COMMUNITY LOT Fund**, **PAVING Fund**, or **ROAD MAINTENANCE Fund**. Mahab!

OLGA | www.orchidland.org | orchidlandcommunitysocialen@gmail.com

Amount Due

\$250.00

On Tue, Jan 7, 2025 at 5:28 PM Orchidland Community Association

<orchidlandcommunityassociation@gmail.com> wrote:

Alohas, I thought this had been resolved and was corrected Brandee?

Please make the change to this billing.

See the correspondence below.

Thank you. H.

----- Forwarded message -----

From: **Nani V.** <nani@bigislandhomesandland.com>

Date: Tue, Jan 7, 2025 at 2:29 PM

Subject: RE: Property classification: TMK 3- 1- 6- 10- 83

To: Orchidland Community Association <orchidlandcommunityassociation@gmail.com>

CC: Greg Gadd <greg@bigislandlandcompany.com>

Good afternoon,

I am following up on our email correspondence a year ago regarding the classification of TMK 3-1-6-10-83. It is getting charged as commercial but it should be agricultural. All correspondence is below.

I received the attached that has the incorrect billing. Please provide a corrected invoice so we can process. Thank you.

Best,
Nani

Nani Vermillion, RB 23853

Big Island Homes & Land Co., Ltd. | Hilo Leasing LLC

(808) 935-6874 - Office

nani@bigislandhomesandland.com

www.bigislandhomesandland.com

From: Orchidland Community Association <orchidlandcommunityassociation@gmail.com>

Sent: Thursday, January 18, 2024 8:59 AM

To: Nani V. <nani@bigislandhomesandland.com>

Subject: Re: Property classification: TMK 3- 1- 6- 10- 83

Alohas, we have discussed your situation again and will change your billing to reflect the agricultural nature of your land. The OLCA bookkeeper will contact you and create a new billing. Sorry for the delay and thank you for your patience.

H.

On Tue, Jan 16, 2024 at 7:10 PM Nani V. <nani@bigislandhomesandland.com> wrote:

Good morning,

I am following up on our classification being changed to agricultural. Please see the email below. We continue to be invoiced as a commercial use, which is incorrect. Please send corrected billings so they can be approved for payment. Thanks you.

Nani Vermillion, RB 23853

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nani@bigislandhomesandland.com

www.bigislandhomesandland.com

From: Orchidland Community Association <orchidlandcommunityassociation@gmail.com>

Sent: Wednesday, July 5, 2023 5:30 PM

To: Nani Vermillion <nani@bigislandhomesandland.com>

Subject: Re: Property classification: TMK 3- 1- 6- 10- 83

Alohas, your information is helpful.

I am in favor of changing your lot MRMA from commercial to agricultural. The bill will have to be changed. I have sent this information to the bookkeeper. Please be patient, it will happen. Give it until next week. H.

On Wed, Jul 5, 2023 at 2:01 PM Nani Vermillion <nani@bigislandhomesandland.com> wrote:

Good afternoon,

Per the suggestion of the Orchidland Community Association, I contacted the Hawaii County Planning Department to get confirmation on how they classify TMK 3-1-6-10-83, which is owned by 130 Holdings. As the email below states, the land use is "agriculture" not commercial. Accordingly, please correct the classification for the annual association dues. Thank you.

Nani Vermillion, RB 23853

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nani@bigislandhomesandland.com

www.bigislandhomesandland.com

From: Ramos-Kia Tupua, Moses KG <Moses.Ramos-KiaTupua@hawaiicounty.gov>

Sent: Monday, July 3, 2023 10:37 AM

To: Nani Vermillion <nani@bigislandhomesandland.com>

Subject: 7.3.23 PL-INT-2023-005543 Vermillion re.. Property classification: TMK 3- 1- 6- 10- 83

Aloha,

Mahalo for contacting the Planning Department regarding 1-6-010:083

This property is zoned A-3a with a state land use of agriculture.

For additional Planning Department assistance please feel free to contact us at planning@hawaiicounty.gov and include an address or Tax Map Key (TMK)

Mahalo,

Moses “Moke” Ramos-Kia Tupua

Land Use Plan Checker III

County of Hawaii – Planning Department

101 Pauahi Street Suite 3

Hilo HI 96720

Email: Planning@hawaiicounty.gov

Website: www.planning.hawaiicounty.gov



County of Hawai'i

Zoning & Subdivision Code Update

Project Website: COHcodeupdate.com

HISTORY OF INVOICES AND PAYMENTS

- 1) 7/1/2022: OLCA invoiced Property at commercial rate
- 2) 7/1/2023: Owner emailed orchidlandcommunityassociation@gmail.com showing clarification from Hawaii County Planning Dept. that property is “agricultural”, not commercial.
- 3) 7/5/2023: OLCA agreed to change MRMA from commercial to agricultural. (email attached)
- 4) 9/25/2023 OLCA filed a lien. Owner did not know about this lien until filing dated April 29, 2026. Lien was filed erroneously and should be removed.
- 5) 2/23/2024: OLCA corrected statement and changed billings for 2021, 2022, and 2023 from commercial to residential/ag billing.
 - Total amount due \$700.
- 6) 2/23/2024: Owner paid balance of \$700.
- 7) 7/1/2024: OLCA billed again at Commercial Rate
- 8) 1/7/2025: OLCA sent corrected statement for \$250.00
- 9) 1/24/2025: Owner paid balance of \$250.00.
- 10) 7/1/2025: OLCA billed again at Commercial Rate.
 - Owner paid \$275.00 consistent with use of Property.