



Makani Kai Marina

45-995 WAILELE ROAD, SUITE 81 • KANEOHE, HI 96744

RESIDENT MANAGERS REPORT

July 25, 2017 ~ August 22, 2017

Community Items:

“Stop” sign to property exit installed.
Secured and cleaned gutter to #71 & #69.
7 burnt out lights replaced.
Installed light post at point next to flag pole outside “E” dock.
Broke down concrete blocks left by previous contractor to “like” sized bolders outside “E” dock.
Replaced disintergrated stair threads to unit #38 & #39.
Sprinkler below #18 repaired.
Rebuilt deck #39.

Association Repair Items:

Replaced diteriorated handrails #46.
Pressure washing of the property has been conducted and scheduled based on necessity and will continue.
Sidewalk leading from office area leading between buildings #7 & #8 leveled and patched.
Electrical short in Guard shack repaired.
Repaired #21 deck * fence.
All construction materials on “T” road removed and disposed of.

Contracted Services:

Sprinkler valve replaced at lawn storage area.
Pool skimmer intake repaired.
Pool filtration system replaced.
Removal of pod tree siding #35 complete.

Plumbing back-up at #59 & #60 found to be caused by approximately #60 of fat build-up.
Plumbing back-up at #61 & #62 found to be wet wipe abuse.

Marina Items:

Dock replacement complete. Minor adjustments in addition to labling of numbers are scheduled.

“A” dock gangway wheel replaced due to deterioration.
Portions of facia to “B” dock replaced.

MANAGER’S NOTES

Approximately 21% of the properties lighting has been converted to LED. As lights are buring out, we are exchanging them with the new technology.

Previously not discussed via this format was the roofing as it was being handled by the Board. To date at the next scheduled BOD meeting, it is an agenda item to discuss.

Tree fronting #38 schedule to be removed due to heavy termite infestation and internal damage to root system. A 25# Hong Kong orchid will be planted next to the stump.

Respectfully,

Kawika A. Keala, ARM®, CMCA®