



## RESIDENT MANAGERS REPORT

23 February 2018 - 20 April 2018

### Buildings

1. Trapezoid windows on units 34, 52, 3 and 28 re-caulked and touched up.
2. New tarps were installed on units 3, 54, 77.
3. Tarps re-done on 34(2), 54, 69 and 43.
4. Tarps re-mounted on units 77 and 79.
5. Replaced cover on utility shed near the upper garage.
6. Rain gutters cleared on units 3, 50-53, 73, 74 and 77.
7. Treads on stairs replaced for units 73 and 77.
8. Power washed walkways and steps near buildings 2-6, 7-12, 16-17.
9. 30 feet of perimeter fence replaced near workshop.
10. Cleaned clubhouse windows in preparation of the Annual Meeting.
11. Divider wall between units 32 and 33 repaired.
12. Posts replaced and hinges/gates repaired on units 23 and 25.
13. Entire chain link fence near waterfall repaired. Had to reset posts.
14. Post on utility cabinet behind unit 3 carport repaired.
15. Window of unit 63 caulked.
16. Back fence of unit 54 repaired.
17. Stringers, treads, deck boards repaired for units 75 and 79.
18. Repaired 2 picnic tables at clubhouse.
19. Re-painted all picnic tables and posts at clubhouse.
20. A refrigerator for the clubhouse was donated by unit 3.
21. Ken of unit 9 totally re-did 2 small benches for picnic area. *See picture.*
22. Roofing has started but they are a little behind schedule due to rain. *See pictures.*



## Grounds

Ramp cleared near picnic area to allow SUP and kayaks to launch.

## Marina

1. New sign fabricated and installed on Marina. *See picture.*
2. Light at entrance to “B” Dock repaired.
3. Cleat moved in slip #136.
4. Siding for storage area between “A” and “B” dock repaired.
5. Repaired finger on slip #165, added rods and replaced 2’ of fascia board.
6. Installed rodent bait stations for “A” and “B” docks.



## Administration

1. Conducted walkthrough with AL Tree Service. *Received bid.*
2. Awaiting response on 30 yard bin we have requested for wood pile near unit 48.
3. Awaiting word on whether we are going to be responsible for the repairs on lanais.
4. A-1 Budget Plumbing reported that we have passed our backflow prevention test.
5. Electronic Resources Inc. was on-site to submit proposal for additional and replacement cameras. *Proposal pending.*
6. We had an electrical outage on Tuesday March 6, 2018 from 6:30 a.m. til 9:15 a.m..
7. Purchased used truck from New City Nissan on March 17, 2018.
8. Alakona was on-site March 2, 2018 for intial proposal, they returned on March 14, 2018 for a revised proposal that was accepted. Paving was completed on Friday April 13, 2018.
9. House Rules state that if owners alert the office that they have contractors/cleaners etc. coming we will allow them access to MKM. We have a prior owner that has his boat here instructing his mechanic to call the office to allow them access with no prior notice. I have asked the mechanic



to schedule it with the boat owner to gain access. I feel this is not fair to the responsible owners that live offsite that employ an agent to oversee these types of issues. I recommend we take this language out of the House Rules.

10. City and County of Honolulu was on-site March 13, 2008 to perform routine maintenance on the sewer lines that run through MKM.
11. Discount Signs created and installed decals on new company truck.