



Makani Kai Marina

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

RESIDENT MANAGERS REPORT

February 15, 2017 ~ April 12, 2017

Community Items:

Roadway Finalization: Have finalized a claim from the BWS for reimbursement of new gate operator.

Areca Palm Trimming: Presently working on a schedule to begin a thorough thinning out and removal of any palms touching the buildings or with in and or above gutter systems.

Violations/Fines: Six violations have been issued and 2 letters asking for assistance in verification of installations not noted as approved in residential records.

I have spoke with many owners/residents regarding possible infractions to the House-Rules I have observed and intend to begin ramping up the enforcement gradually. We are presently using an office generated violation sheet but hope to have a standardized one shortly.

Association Items:

Gutters cleaned to units #14, 15, 16, 17, 20, 21, 22, 36, 39, 40, 41, 63, 64 & Pool & carport areas.

#53 garage drain issue and cleared of leaves.

Water faucet replaced at slip #104.

Sprinkler timer replaced.

Broken light at upper garage repaired.

Utility cabinet close to #47 repaired.

Inoperable dumpster at end of "T" pier removed.

51.

Rat stations refeed and secured throuout the property.

Installed light fixture at stairway of middle garage.

Installed new light timer to womens restroom in rec centre.

Pressure washing of the property has been conducted and scheduled based on necessity and will continue until we are able to make a consistant and viable schedule.

Repaired broken pagota light fronting #

Repairs:

Replaced/repared handrails at #7, 9, 10, 14.

Repaired stairway to unit #10, 14, 79,

Caulked windows to unit #14, 75, 76.

Repaired leaking pipe at #35 parking stall.

Repaired/replacved broken downspouts to #63, 64 & 76

Marina Items:

Rebuilt ramps to all docks.

Installed cleats in anticipation of dock repairs.

Installed dock light near slip #130

MANAGER'S NOTES

I have given each Board member present a copy of proposed House-Rule changes, for future discussion at the May's BOD meeting or at their choosing. I've also included a blank evaluation form for their ability to measure my performance thus far for possible retention, release or raise.

Respectfully,

Kawika A. Keala, ARM[®], CMCA[®]