



# Makani Kai Marina

45-995 Waialele Road • Unit 81 • Kane'ohē • Hawai'i • 96744

## RESIDENT MANAGERS REPORT

December 22, 2016 ~ January 13, 2017

### Community Items:

**Roadway Repairs:** On New Year's Eve and on the 11<sup>th</sup> of January there were watermain breaks. BWS responded to both and both have been deemed to have been caused due to pipe failure, nothing inticed due to any fault of MKM. The first break located at the entrance of the property has been placed on a 10 day repair turn around. The lower break has been placed on a 3 month repair schedule. Alakona Corp. has been contracted to make the repairs and they have slatted the work to be done on the 2<sup>nd</sup> and 3<sup>rd</sup> of February. Their intent is to also replace the lower asphalt patch and an additional repair needed fronting unit # 13, which the AOA is contracted them for.

**Roofing:** The roofing contractor has applied a prosepctive shingle for your appraisal. You can see an example of what is being proposed on the rubbish, mail and site-map enclosures located at the road intersections.

**Tree Trimming/Removal:** There will be removal of trees and continued trimming of many overgrown plantings on the property has begun and will continue throughout the remainder of the year. Large removals have been contracted out and have been placed on scheduled.

**Purchasing Hui of Hawaii:** Your Association has signed up with this organization which screens, rates and contracts with vendors that meet the requirements of AOA's at special rates. Annual savings will be availble to any owner and during the annual budgeting meeting of the Board.

**Lighting:** The Light Bulb Source (Member of the Purchasing Hui Hawaii) will be delivering 500 LED lightbulbs which will be used for the Associations fixtures. These are at no cost to MKM and will greatly reduce the electrical demand presently used.

**Marina Items:** We are still waiting for approval by the Army Corps of Engineers to proceed with the repairs of the piers that have become detached. We can not anticipate how much longer that might be, but hope to hear from them soon.

**Work Items:** We have put in place a maintenance priority system. Please feel free to either visit the MKM web site to create a work order or visit the office to fill one out.

**Internet:** The office internet is inoperable at this time. Hawaiian Tel has scheduled to investigate on the 29<sup>th</sup> of January. Any communications via email, electronic communications, etc. are not possible until repairs have been made.