



# Makani Kai Marina

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

## RESIDENT MANAGERS REPORT

January 14, 2017 ~ February 14, 2016

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### Community Items:

**Roadway Repairs:** BWS has completed the roadway repavement. Alakona, the contractor, had also conducted extra work on behalf of the Association for free. This would have been an estimated \$1,500.00 had we contracted it out.

**Tree Trimming/Removal:** Received a call from the HI Attorney Generals Office regarding an issue that has been being pursued since 2013 of one of the trees on the property that had overgrown onto a neighboring property. No action had ever been taken and no communication had been received by the property. In the interim, a limb had broke off the tree and damaged her roof.

Immediately halted what would have been the trimming and removal of a mango tree and re-routed the tree trimming to the neighboring issue. The neighbor is delighted and grateful, I'd apologized on behalf of the Association and assured her our policy now was to be good neighbors.

The scheduled removal of the mango tree siding unit #49, in addition to the trimming back of the large tree over unit #81 was completed the following day.

**Violations/Fines:** Six violations have been issued and 2 fines have been sent. The 2 fines are still in place although the dates are incorrect. New letters will be reissued with corrections.

### Association Items:

Recreation windows cleaned.

Cart placed on-line new batteries.

"T" light fixture repaired.

#26 Walkway light repaired.

Allen and I have recertified with the CPO course.

Powerwashed #1, 2, 3 to mailboxes. #23-26, 80 and pool area.

### Repairs:

Handrail repairs/replacements have been made at units #17, OFC, 8, & 10.

Stairway rebuilds/replacements to units #13, 63, 75, 76, & 75.

Lanai rebuild/repairs to units #29 & 2.

Removal of fallen tree behind #54.

New gate at units #28 & 51

Repaired fence to units #73 & 74.

Water pressure to units #23 thru 26 increased.

Mailbox lock replacements to unit #68 & 69.

### Marina Items:

Reinforcement brackets install to slip piers # 177 & 178.

Installation of new rail at the end of the main road, "D" dock.



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**MANAGER'S NOTES**

There are many reported infractions of the parking policies. Due in consistant or outdated registrations, we are unable to, with confidence, verify the lagitimacy of parking spaces being used. In addition, due to most of these infractions taking place after business hours, I am not finding out unitl the next business day.

We are presently working on new Registration forms, and Welcome Aboard packages which will be used to update our information in the office.

Respectfully,

Kawika A. Keala, ARM®, CMCA®