



NAUTICAL NEWS

Makani Kai Marina Inc.
November 2022



WELCOME NEIGHBORS!

The Makani Kai Marina Board of Directors welcomes all new owners and residents. The Board continues to work hard to ensure that the property is well maintained and house rules are enforced. For day-to-day questions, please contact Resident Manager Thomas Fairchild at the office, (808) 235-4416 or by e-mail at: manager@mkmarina.org.



Welcome to New Owners this past year!

- ♦ The Medder Family (#57)
- ♦ Rudy Aquino (#28)
- ♦ Juju Robertson (#58)
- ♦ Evan Negley & Nicole Robinson-Ague (#56)
- ♦ Chris Miller & Susan Strinkowski (#38)

MESSAGE FROM THE BOARD

On behalf of myself and your entire Board of Directors, we would like to share our warm ALOHA to all Makani Kai Owners and Residents as we enter the Holiday Season by recognizing this inaugural issue of our new MKM Nautilus Newsletter. Our goal is to craft a publication that builds community and keeps residents and owners informed of upcoming projects, events, and information pertinent to the community, as well as opening a channel for fun and informative content that includes contributions from you, the MKM Yacht Club, and other community volunteers. We hope you'll find this issue helpful, informative, and fun as we enter the new year. We look to publish quarterly, but can increase/decrease frequency as needed, and welcome your feedback on content!

I'd like to take this opportunity to add that during my tenure over the past 7 years as board member and President of MKM AOA I have seen the community tackle many projects critical to the rejuvenation of this amazing property. We would like to thank our Property Manager Cindy for her hard work and dedication, as well as current and past board members, volunteers, and most importantly, Thomas and his team who have done a great job addressing a number of significant reconstruction projects including lanais, stairwells, fences, and docks just to name a few. Because of the teams contributions, support, and hard work over the years they've completed major repairs: ♦ Rebuilt "E" Dock and the adjacent seawall, ♦ Completed reroofing of the buildings, ♦ Completed spalling work and maintain structural components in the garage, decks, and foundations, and most recently, ♦ Completed the resurfacing of the concrete decks above all three garages.

I believe our next major project will be the most visible and welcoming, as we plan to repaint all the buildings and structures beginning in June of 2023 and should be completed within 12-18 months. Obviously, these projects come at great expense and cause disruptions and inconveniences to our residents, so again we thank everyone for their patience and cooperation throughout the duration of these complex endeavors.

Continued on Page 2...



MESSAGE FROM THE BOARD ...continued from Page 1

I'm proud that we've managed to accomplish all this within our annual operating, maintenance, and reserves budgets. However, challenges are on the horizon and I want to ensure we are all clear-eyed as we move in to the future.

As we prepared our budget for '23, a few major factors played into our calculus that forced us to raise maintenance fees higher than normal. One major change that forces us to look further out in the budget cycle was **Hawaii enacted new legislation** requiring Homeowner Associations in the state to fund reserves based on a 30-year cycle (as opposed to the previous 20-year cycle). This forces us to immediately begin collecting more funds up front in 2023 to meet the new reserves schedule. (Reference: HRS-514B-83 <https://www.capitol.hawaii.gov/sessions/session2022/bills/HB2282.HTM>). Other factors, that we are all facing in our daily lives, is the **inflationary pressure** on the economy and a ~18% increase to insurance rates due to **natural disasters** on the mainland (i.e. Hurricane Ian).



All these factors required a maintenance fee increase of roughly \$83.45/month per unit starting January (an increase of 7.08%). As hard as we tried to keep the maintenance fee increase at a reasonable rate, these challenges required us to raise above our historical average. I can assure you the board is committed to manage our budget to keep our maintenance fees as low as possible, while balancing the needs of capital projects to maintain (increase) our property value.



On a lighter note, please go down to the clubhouse when you have a chance. We would like to thank Andrew and Jill Robinson for donating a great TV, and the MKYC for donating the tv wall mount. And many thanks to Kat Frystak for putting up the beautiful Christmas lights and tree! We are past the worse of Covid, so please enjoy the clubhouse with family and friends.

We thank you all for your ongoing support and cooperation as we enter the new year at MKM and continue our efforts to make Makani Kai Marina a place we are all proud to call home. Happy Holidays to all!

Very Best Regards,

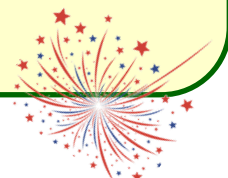
Brian J. Malecek, Board President

**Christmas Tree Disposal:**

Place your trees on the grassy area in front of Unit #42 and alert Thomas so he can have it cut up and placed in the Green Waste bin.

**Fireworks:**

Please be reminded that Section 10.e of the House Rules states: The use of fireworks of any kind within the premises of MKM is strictly prohibited.



FRIENDLY REMINDERS

- Bulk items don't belong in the dumpsters. Please remember to break down boxes.
- Only wheeled conveyances are allowed in parking stalls. All other household items need to be removed.

RESIDENT CONCERNS

- Noise complaints. Typically, we go and talk to the offender in order to discuss an amicable resolution. If there's another complaint for the same offense, the police are called.
- Multiple vehicles being parked by Slip Renter. We let them know of the House Rule and if there is a second offense their owner is monetarily fined.
- Pets off leash. First time: warning; second time: fine; third time: police. Be responsible and courteous of your neighbors.

RESIDENT MANAGER REMINDERS

- Overall cleanliness of Limited/Common Elements. Items being hung on rails, surfboards laying around randomly, kayaks under units visible from the general public. Keep your areas clean and free of clutter.
- Dog waste. Continue to find irresponsible owners leaving their dog waste. If caught the fine is automatic, no written warning needed.

JOIN US FOR BIG EVENTS AND SOCIALIZING AT THE CLUBHOUSE

- World Cup
- New Year's Eve and Day (for football)
- Superbowl

PROJECTS

- In-progress:
 - Repairing stairways leading to Units #71 & #72
- Complete:
 - Decking in lower garage/emergency tree removal near Unit #40
- Upcoming:
 - Painting project (projected starting May timeframe)
 - Start clearing the limited common element in preparation for paint. Foliage in courtyards need to be 3' from any painted surface. Holes created from hanging items need to be patched prior to paint and will not be able to be put back after completion of project.

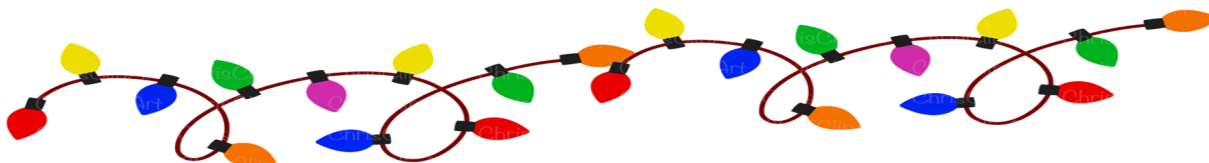
Board Correspondence:



If you have any concerns or suggested topics for future newsletters that you would like to address the Board of Directors with, please do so in writing and send to Property Manager, Cindy Kuhlman Low for handling. Your correspondence will be addressed at the next Board meeting.

Makani Kai Marina Inc.
c/o Touchstone Properties, Ltd.
680 Iwilei Road, Suite 777
Honolulu, Hawaii 96817

E-mail:
Cindy@Touchstoneproperties-hawaii.com



MAKANI KAI YACHT CLUB

The Makani Kai Yacht Club is open to all MKM owners, residents, and slip renters. General membership meetings on the second Wednesday of each month at the clubhouse. Social time starts at 6:00pm with the monthly meeting to follow at 630pm.

Membership applications are available online at <https://mkmarina.org/wp-content/uploads/2019/11/mkyc-early-membership-application.pdf> or you may pick one up at the clubhouse posted just below our bulletin board. For first time applicants, the initiation fee is \$125 and the annual membership dues are \$125 (however, the dues are \$100 if submitted by December 31). For further information, please email us at makanikaiyachtclub@gmail.com.

Ron Frystak, MKYC Staff Commodore

SOCIAL EVENTS

The MKYC will be hosting a **Christmas Pupu Potluck for the entire Ohana at Makani Kai on December 17, 2022**. Please bring a favorite pupu dish to share. The MKYC will be providing pastries, desserts, water and juice. Of utmost importance is that you bring your gifts for your loved ones to the Clubhouse between 4:30 to 5:30 PM on Dec. 17 to be placed into Santa's Gift Bag. Santa will be arriving by sea! All owners, residents and slip renters are invited to join us, **you do not need to be a member of the yacht club to participate** in the festivities.

5:30 PM Social Hour

6:00 PM Santa Arrives Hawaiian Style at the Marina

6:15 PM Santa Surprises Loved Ones with Their Gifts

6:30 PM Pupu Potluck Begins

For further information, please email us at makanikaiyachtclub@gmail.com. We hope to see you at the Christmas Party!



MKM Staff (from L to R): Al, Thomas, John and Kevin

Makani Kai Marina Board of Directors 2022 - 2023

President: Brian Malecek

Vice President: Ron Frystak

Secretary: Evan Negley

Treasurer: Bill Clinton

Directors: Ron Seiple

Resident Manager:

Thomas Fairchild
(808) 235-4416

Property Manager:

Cindy Kuhlman Low
cindy@touchstoneproperties-hawaii.com

AOAO Makani Kai Marina Inc.
c/o Touchstone Properties, Ltd.
Dole Office Building
680 Iwilei Road, Suite 777
Honolulu, Hawaii 96817
Phone: (808) 566-4100

