



FALL NEWSLETTER 2018 AND PRESIDENT'S MESSAGE
December 4, 2018

Your Board of Directors held their Fall Board meeting on October 10, 2018, at the office of Destination Maui at 380 Huku LI'I place in Kihei.

LANDSCAPING AND GARDENS

A few days prior to the Board meeting, Chair of the Landscape Committee Pat Hoskin held a meeting of her committee at the BBQ area in front of building 12. The meeting was well attended and included all the committee members as well as five homeowners.

Many matters concerning the landscaping and gardens of the complex were discussed. Site manager Johnny Johnson provided a report regarding the replacement of the Washington Palms and other new plants and vegetation that have been brought in to improve the gardens at Kihei Kai Nani.





As well, the committee discussed the continued use of our landscape company and made recommendations to the site manager regarding a few plants and other trees they would like to see added or changed.

Pat agreed to report back to the Board regarding the recommendations of the committee.

THE WALKAROUND

The day before the Board meeting, Johnny Johnson led Board members and interested homeowners on a walking tour of the entire complex. He pointed out the significant amount of maintenance work that has been done over the past 3 months. The group also viewed the site cleanup around Lot 1A.



Homeowners are reminded that the walkaround is held the day before each Board meeting and all homeowners are welcome to join it! The event normally starts around 9 am with coffee and donuts at the pool or the pavilion and usually takes about an hour. The exact time and place are posted the week before or you may call the office to confirm the arrangements.

THE BOARD RECEIVED REPORTS FROM SEVERAL COMMITTEES.

Financial Committee

Jose Placentae presented the current and year-to-date financial statements. He indicated that all line items were currently on budget.

Roof Replacement

Jeff Kern brought the Board up to date regarding the replacement of the roof on the pool/laundry/office building. Because the termite damage is far greater than expected, the repairs will take much more work than anticipated.





The city will not issue a permit until architectural drawings are submitted. The committee is currently working with an architect to obtain plans for a design that fits our requirements. Then we will obtain bids for the work from licenced roofing and carpentry contractors.

Landscaping

Pat Hoskin presented her report including issues raised at the most recent committee meeting held on the grounds of Kihei Kai Nani.

Website/Internet

Wayne Braid reported the KKN AOA website is enjoying a lot more visits. Since the last meeting, the site has been visited 2865 times by our homeowners. The monthly average is 318 visits.

Wayne also discussed with the Board the possibilities of having the next Annual General Meeting broadcast on the Internet. A robust Internet connection will be required at the Board meeting space.

Members of the Board indicated that Bylaws would have to be changed to allow homeowners to vote via the Internet. It was decided to discuss the idea at the next AGM to see how homeowners feel about the issue.

THE GROUNDS



Site manager Johnny Johnson reported that a new concrete ramp has been installed at building 7.

◀ All entry lights have been changed to LED bulbs. The savings on our electric bill are expected to be significant!

OFFICE ADMINISTRATION

A new computer was purchased for the front office.

The Board approved the change of company for trash removal, from Maui Disposal to Aloha Waste. The contact with the new company will save the Association over \$12,000 per year.

THE ASSOCIATION RULES

The Board conducted a significant review of all the Rules; some changes will need to be approved at the January AGM.

RENTALS AND PARKING

State Law requires homeowners who use their condo as a rental unit to have **a rental agent on the Island**. Each homeowner is reminded to notify the front office regarding your rental agent's contact information and the name of your vacation rental firm.

Check-In Alert

Many homeowners are sending their rental clients to the front office to check in. The front desk does not assist with the check-in process. It is your responsibility to ensure that your guests have your unit number and the entrance code for your front door or your Lock Box.

If your guest arrives without that information, our office can call the rental agent or supply your guest with the name and phone number of the rental agent who can help the guest access the condo.

- Homeowners with an Electronic Lock Box on their front door are reminded to change the batteries at least once a year.

The Board would like to remind homeowners that guests must go to the front office to obtain a parking pass. With the busy season coming up, the site manager will be having cars towed that are parked without a displayed parking pass.

Thank you.

Ethel Belway, President

The Association of Apartment Owners of Kihei Kai Nani