

Kihei Kai Nani President's Report

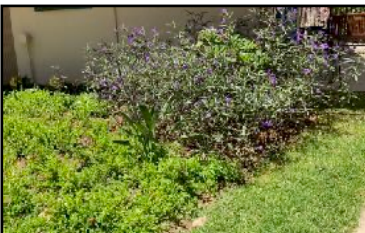


Hi Everyone,

A lot been accomplished since our June 15th Board Meeting. Our office landscaping projects are complete. The plants are filling in. The pool has been acid washed and looked beautiful, and our Manager, Kenneth Laborte, has been hard at work with Bobby to make KKN shine!



Our new bicycle area has been completed. Only bikes registered in the office with a Maui license may be stored in the racks. Unidentified bikes have been moved, and bike covers have been removed, as besides being ugly, they impede the bike slots for others. If you have an unregistered bike, please notify the KKN Office by August 30, after that they will be removed from KKN.



Since the bicycles have a new home, we were able to clean out the old bike area. Eventually it will become the location for an electric car charging area. The wall was repaired and the area next to it will be planted.



Our new Spectrum program is still not in operation. We've now been informed that we will also receive upgraded equipment to go with our new service. Kenny has been working with Spectrum on installation dates. It should only take installers a few minutes to be in each unit. Signs will be posted on the property in advance giving the dates. A staff member will accompany the Spectrum installers at all times. Our wifi speed will double, we will have more stations, and since we accepted a 5 year contract, our Spectrum bill cost the AOA \$900 a month less.



We are moving forward to replace several hand rails, which are rusty and in terrible condition. That work should begin in August.

In the Laundry Room, the price of the large dryers was increased from .25 for 5 minutes to .25 for 3 minutes. Our large washer finally reached the end of its useful life. Kenny is looking at replacing it with 2 smaller front loaders, which will be able to wash kingsize comforters, be much less expensive, and will provide an additional machine. The washers are on a 7 year cycle, so at least 4 additional top loaders will also be replaced; this should end the constant breakdowns we have experienced.

We just renewed our property insurance and we were shocked to discover premiums have increased, yet again. Our annual insurance for June 15, 2022-June 15, 2023 is now over \$40,000 higher than the current year!

The Board will receive the 2023-2024 Budget, prepared by DMI, this summer. We will examine it closely. Our fiscal year ends on November 30, so the Budget will be the main topic at our September Board meeting, which will be on Zoom. I hope many of you will be able to attend and offer your comments.

I mentioned in my last President's Letter that under State Law every condo owner must carry H06 Insurance. Please provide, or have your insurance carrier provide, a copy of your insurance to the KKN office. Send it to Linda, our office manager, at kknreservations.com. Owners without proof of insurance will have it purchased by KKN's insurance company and will be billed for it separately from their AOA dues.



Those planning a remodel of their kitchen or bathroom, must notify the office so that we can make sure their pipes are upgraded at the same time, if they have not already been done. This is very important, it will prevent future breaks, and will not cost owners anything.

Don't forget to examine the studs for termites, and either replace or treat the wood at that time. If this is not done, owners risk having their cabinets and furniture damaged by the little pests, something none of us want!

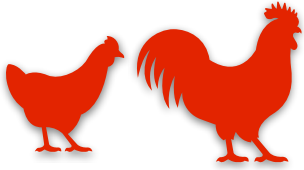


Remember the Board has mandated that all owners with a standard water heater must have both a pan and water sensor attached. For those needing a new water heater, I hope you will consider one that is on-demand. There is a small initial cost, but they work great, your electric bill will go down, and you won't have

to worry about a leaking water heater. You'll also gain a huge storage area in your closet!

A reminder: Every owner must have an on island representative to handle any problems within your unit. Our staff may not fix the TV or Wifi, or make any repairs.

Where did all the chickens go, when I wanted to take a photo????

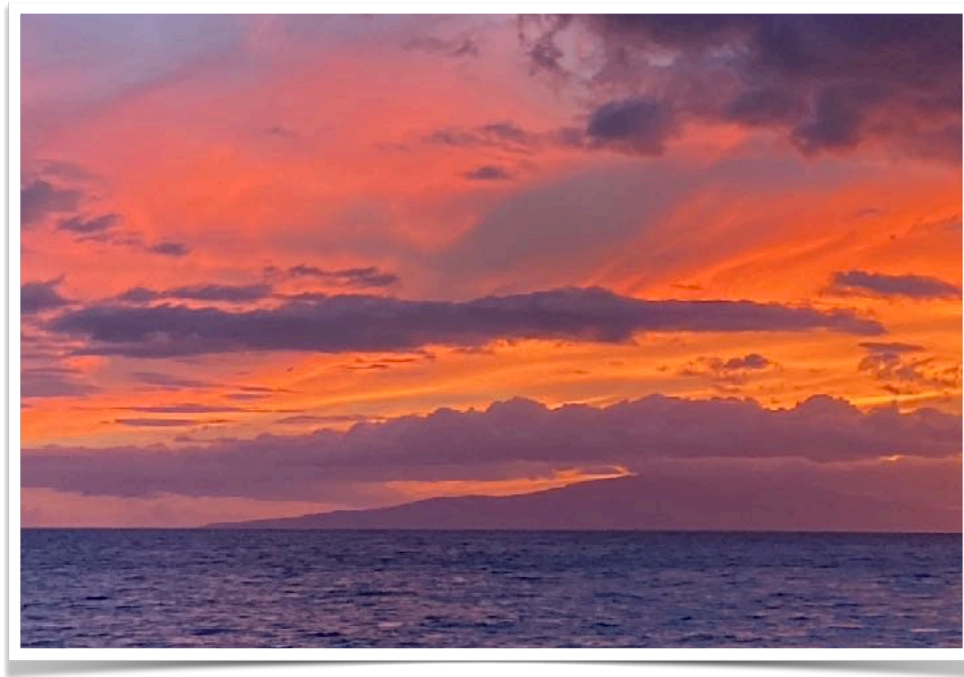


Finally, you've all heard about the chicken (rooster) problem, which is island wide. The Board voted to try a one month chicken removal program with our pest control company. We haven't begun it yet, as the cost is \$150 per month, plus \$6 per chicken, and the source of the chickens is outside our property, so their racket will continue. We're hoping to work with the Kamaole Shopping Center to coordinate efforts. Unfortunately, restaurant goers think it's fun to feed them, so they remain and multiply!

I hope you all have a wonderful healthy and safe summer.

Aloha,
Carole de Angelis Eiserloh

June 12, 2022



Another Beautiful Kamaole Beach Sunset!