

2015 MAUI VISTA PROGRESS REVIEW

Aloha Owners:

2015 has been very busy for Maui Vista. Numerous projects and improvements were made throughout the year, some were planned projects, some were projects completed due to extenuating circumstances. The following is a recap of our productive year and shows many projects completed "in-house" saving the association money.

PROJECTS ON PROPERTY - 2015

- Handles and Tongue Plates were installed on stairwell doors to prevent doors from blowing open.
- Maui Fire Department met with GM to discuss need for new building numbers. They requested we install signs for easier direction to specific units.
- Hydraulic door closures were installed on all stairwell doors replacing the originals ones that were no longer closing properly.
- Visible asphalt cracks were cleaned out, paved and sealed in the parking lot and walkway areas. The work was done in-house and saved the association hundreds of dollars.
- All 6 public restrooms were redone in-house this year. They were painted, new molding and toilet paper containers were installed.
- Tennis Courts continue to be maintained monthly for a minimal fee. They are enjoyed by many owners and guests throughout the year.
- Temperatures during the summer soared and created many air conditioner leaks. Emails went out to all Owners and Agents asking them to ensure their pvc drain pipes were attached to the building downspouts.
- WELL main line under the parking lot cracked and had to be repaired.
- The PIP project was continued with a recommended 3 date selection for owners to choose from. We are attempting to get the remaining half completed by May 2016. Owners are emailed with remarks from the reports provided by Steve's Plumbing.
- Metal railings on property were corroding. Mark sanded them down and repaired with JB Weld.
- New sensors and timers were installed on property to better control the pathway and entry lights.
- A minor sink hole developed at the first turn on property. Proposals were received and repairs have been budgeted for 2016.
- Manhole drain covers on property. The manhole drain covers on property all need to be replaced. Proposals were received and repairs have been budgeted for 2016.
- Elevators were inspected by the State of Hawaii and new permits issued.

GROUNDS IMPROVEMENTS - 2015

- Trees were trimmed and sprayed
- Six new trees were planted on property
- A Variegated Hau Hedge replaced the diseased and dead Hibiscus in front of building 1.
- New irrigation and composting was installed on the South walkway allowing 56 more Oleander plants to be planted.
- Widelia ground cover was planted at the S end of building 3 to cover the dirt and roots.
- Waterfall features are being maintained by Hawaiian Waterfalls.
- Building 2 BBQ area was enhanced with some colorful plants and improved its appearance with flowers.
- The Landscape Committee continues working on improvements throughout the property.
- New green fencing replaced the old fencing that was deteriorating.
- Palm trees were trimmed back every 6 months.
- The foliage at pool 2 was removed and replaced with new plants due to spalling damage to the base of the pool.
- Foliage around tennis court #2 is scheduled for improvement before the end of the year.

POOL MANAGEMENT - 2015

- New pool tables were purchased
- Plaster pools were drained and power washed with new sand in pool filters.
- Building 1 pool began showing signs of algae so it was drained and cleaned.
- Umbrellas have been replaced when required
- Mark is maintaining the chemicals in each pool with daily chemical testing and management.
- Building 3 pool showed visible holes in the bottom. New plaster was installed.
 - *Plaster remained "White" so Algae build up is easier to visualize.*
- All pools were inspected by the County and Permits re-issued.
- In 2013 pool expenses were evaluated and turned over to Mark to be done in-house. Expenses in 2014 showed an \$8,000+ savings from 2013. Expenses in 2015 is estimated to be the same as 2014 or slightly less.

HURRICANE SEASON - 2015

- Roofs are reviewed every six months and specifically, in June prior to Hurricane season.
- Multiple tiles were noted to be "slipping" and required repair this year. No issues resulted through the rains and winds.
- Hurricane season was active and staff began preparation and stabilization of property when necessary during each WATCH phase of the season.

STAFF TRAINING - 2015

- January 2015 - Safety Meeting "Responding to Owners and Guest Inquiries"
- March 2015 - Safety Meeting "First Aid/CPR/AED Refresher"
- May 2015 - Safety Meeting "Tsunami, Hurricane, Earthquake Response"
- June 2015 - Safety Meeting "Emergency Operations Response Recap"
- August 2015 - General Manager passed the National CMCA (Certified Manager of Community Associations) exam by Community Association Institute (CAI) earning the professional designation of CMCA.
- September 2015 Safety Meeting "Fire Extinguisher Training"