

Summary Maui Vista AOA Amenities Survey Final Report

November 23, 2021

Background: The Amenities Committee was formed and approved by the AOA Board in June 2021 with Tina Evans and Tara Wells as co-chairs of the Committee. There were seven owners on the Committee, representing all three buildings. Following guidelines and directives from the AOA Board, a survey of potential changes to Maui Vista amenities was developed. The survey was distributed to owners on September 28, 2021. A status report for the amenities survey based on 104 respondents (38% of owners) was presented to the Board at the November 6, 2021 AOA Annual Meeting. The survey was closed on November 18, 2021, at which time responses had been received from 152 owners (52% of owners).

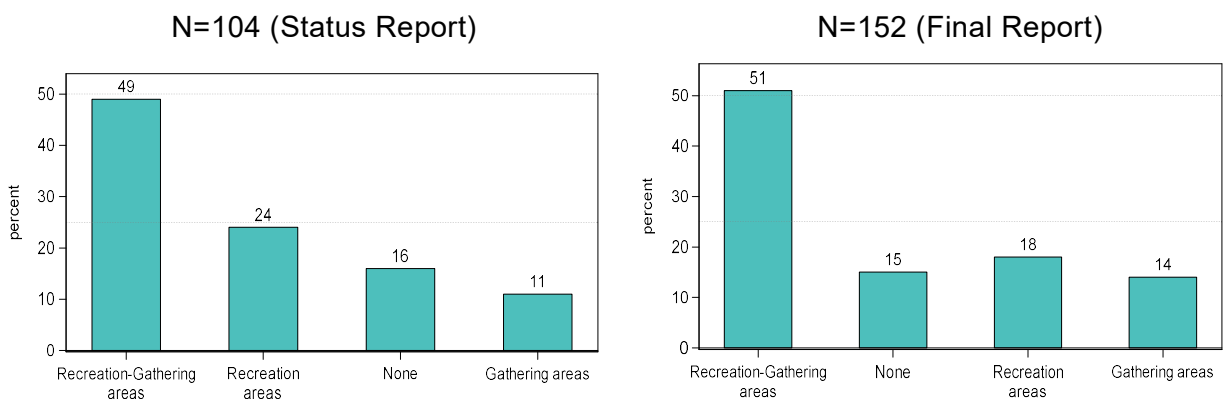
Question 1: *One of the concerns raised by the Board and by the Committee was how representative was the owner response sample? Was there bias in the survey? Did only owners who wanted changes to the amenities respond to the survey?*

All surveys collect a sample of potential respondents. There is always a possibility of bias unless everyone responds. Relative to this specific survey, important indicators reveal no bias due to disproportionately more owners who wanted changes responding to the survey.

First, in the data for the Status Report, 16% of the respondents wanted no changes to the amenities. Then in the final results, this value was essentially unchanged (15%). Thus, responses from owners with desires across the board were obtained. Since all owners had the opportunity to see the preliminary results of the Status Report, which strongly indicated a desire for changes, it would be expected that owners not wanting changes would complete the survey so as to make sure their views were considered and to increase the percentage of owners wanting no change. This did not occur.

As presented below, the results for the Status Report and Final Report are remarkably similar. Given that almost 50% more responses (48/104) were included in the Final Report with no statistically significant impact on the results, no evidence of bias exists.

Type of Amenity Desired

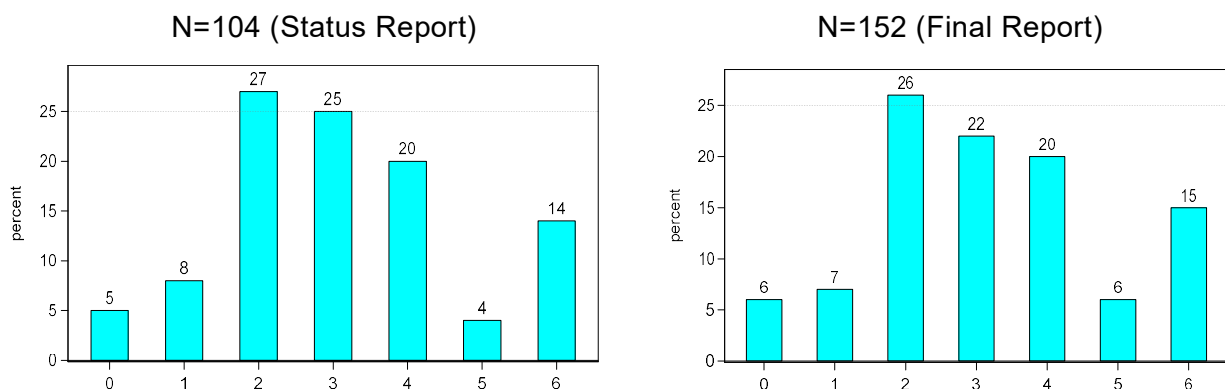


Secondly, based on the 152 respondents, statistically there is at least 95% confidence rate that the percentage of owners who want no changes to existing amenities is no more than 23%, or less than a quarter of the owners. Similarly, there is at least 95% confidence that at least 77% of the owners want some sort of change in amenities. The similarity of the survey results for the Status Report and the Final Report are remarkably similar. There is nothing to suggest that owners who wanted no change completed the survey at a lower rate than owners who wanted change. This method of statistical analysis/projection is used to predict election results based upon polling, with remarkable accuracy. Just as with the amenities survey, potential respondents have the option to decline to be polled.

Question 2: *How many tennis courts are needed at Maui Vista?*

At the time of the Status Report 72% of owners indicated that between two and four courts are needed, 14% indicated that six courts are needed, and 5% indicated that no courts are needed. For the Final Report, 68% of owners indicated that between two and four courts are needed, 15% indicated that six courts are needed, and 6% indicate that no courts are needed. Based on the Final Report, the AOA can be at least 95% confident that at least 75% of the owners believe that no more than four tennis courts are needed.

Number of Tennis Courts Needed



As noted previously, the consistency of the results, even after a 46% higher response rate (46/104), is remarkable and indicates the survey is representative of all owners.

While 13% of the respondents said that none or only one tennis court is needed, this is a small percentage and the Amenities Committee believes that having some tennis facilities is important to the future of Maui Vista.

The Amenities Committee is investigating and studying how many tennis courts it will ultimately propose be converted to other recreation and gathering amenities.

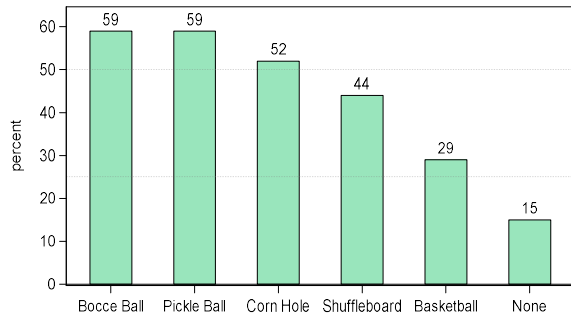
Question 3: *What other recreation amenities do we need?*

At the time of the status report, 85% of owners wanted one or more new activities, generally a mix of activities, 24% wanted at least 4 activities, 59% wanted bocce ball, 59% wanted pickle ball, and 15% wanted no new activities. For the final report, 83% wanted one or more new activities, generally a mix of activities, 16% wanted at least 4 activities, 54% wanted

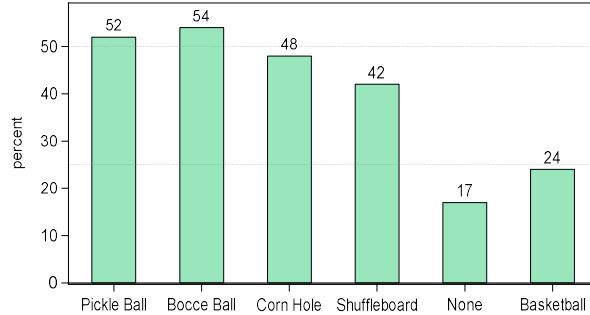
bocce ball, 54% wanted pickle ball, and 17% want no new activities. Again, the results are very consistent between the status report and the final report. Many owners offered suggestions other than these amenities with enhancements to the pool areas a particularly popular suggestion.

Recreation Amenities Other than Tennis

N=104 (Status Report)



N=152 (Final Report)



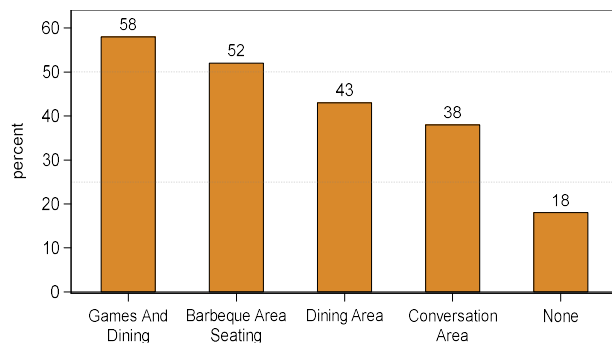
We are investigating what mix of recreation venues we propose in the near term and long term.

Question 4: What gathering amenities should be provided at Maui Vista?

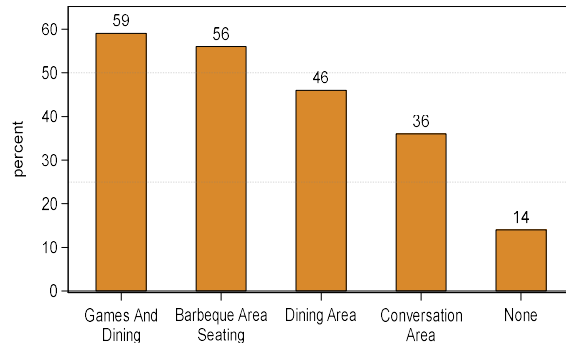
Currently, Maui Vista has limited gathering areas for small (4-8 people) or large (>8 people) groups. There are tables on the pool decks and concrete tables near the barbeques. Based on the Status Report, 82% of owners wanted one or more additional amenity, 18% wanted all the additional amenities, 58% wanted a mix of games and dining areas, 52% wanted barbeque area seating, and 15% wanted no additional amenities. For the Final Report, 86% of owners wanted one or more additional amenity(ies), 18% wanted all the additional amenities, 59% wanted a mix of games and dining areas, 56% wanted barbeque area seating, and 14% wanted no additional amenities.

Gathering Amenities

N=104 (Status Report)



N=152 (Final Report)



As noted previously, the repeatability of the results based on comparing the Status Report and Final Report indicates the survey result is representative of all owners. The internal consistency of responses to each of the questions demonstrates the validity of the questionnaire, with approximately 15% of the respondents wanting no changes and 85% of the respondents wanting some enhanced amenities. In addition, these percentages varied little from question to question.