



## **Association of Apartment Owners**

### **Maui Vista**

2191 South Kihei Road, Suite #1119

Kihei, Maui, Hawaii 96753

Phone: (808) 879-5373

Fax: (808) 442-0823

[aoaomv@gmail.com](mailto:aoaomv@gmail.com)

# **Amenities Committee Final Report**

**Maui Vista Association of Apartment Owners (AOAO)**

**Presented at the November 5, 2022, Annual Meeting**

**Background:** Pursuant to the Association of Apartment Owners (AOAO) Board's August 21, 2021, action, a Maui Vista Amenities Committee (Committee) was formed to consider improvement and expansion of on-site amenities. Seven (7) owners served on the Committee, representing all three buildings; Tina Evans (3103), Tara Wells (3320), Mike White (3216), Eric Sweet (3121), Jerry Jenkins (2107), Tim Hennum (2412), and Justin Gilliland (1413).

The Committee met on a regular basis this past sixteen (16) months via Zoom video conferencing. Co-Chairs, Tina Evans and Tara Wells, have provided summaries and PowerPoint presentations updating the AOAO Board, owners and the General Manager (GM) as requested by the AOAO Board, at regular intervals. The Committee followed guidelines and directives from the AOAO Board throughout its study process in the development of this recommendation.

**Purpose:** The Committee researched the expansion of owner and guest experiences through the creation of multi-use recreational activity and gathering options. It was the intent of the Committee to 1) gauge owner interest, 2) determine the level of owner support, and 3) to report back to the AOAO Board.

This recommendation **requires as only those funds already committed in the 20-Year Reserve Funding Analysis** to resurface and maintain the tennis courts and specific owner donations would be used.

As funding would be constant, the improvements delineated in this recommendation would be made over time as the committed *Reserve Funding Analysis* funds and owner donations become available.

**Process:** The Committee followed the following process.

**Survey.** An owner survey was created and sent out to all Maui Vista owners in the Fall of 2021. The Amenities Committee worked diligently to get the responses needed for a valid sample size essential to proceeding with its analysis of owners' priorities and levels of support prerequisite to completing the development of this recommendation.

The survey was distributed to owners on September 28, 2021, and closed on November 18, 2021. The results of the survey were shared with the AOA Board, General Manager and owners via a PowerPoint presentation (attached as Appendix A). The survey results included: 152 (52%) of the owners responded to the survey

- ✓ 68% indicated that between two (2) and four (4) tennis courts were needed.
- ✓ 75% said to convert between two (2) and four (4) tennis courts.
- ✓ 83% wanted one (1) or more new activities, generally a mix of activities.
  - 54% each for Bocce Ball and Pickleball were specified as the favorite.
- ✓ 86% wanted one (1) or more additional amenities.
  - 59% wanted a mix of games and dining.
  - 56% wanted additional barbeque area/seating.

In addition, there were owner feedback and suggestions provided which were outside the parameters established by the AOA Board for the Amenities Committee. A listing of these is attached as Appendix B, as the AOA Board may find some to be interesting and worthy of its future consideration.

Trial Period. The AOA Board suggested a trial period of sixty (60) days be given to the Amenities Committee to collect additional data regarding concerns related to Pickleball. Committee Co-Chairs Tina Evans and Tara Wells worked with the GM on a timeline, rules, and implementation strategies. The Board approved funding for \$500 to purchase a Pickleball net, paddles, balls, Spec Tennis equipment, and a Cornhole game.

The results of the trial period proved favorable. The AOA Front Office received two (2) complaints; one from an owner that reported a person playing Pickleball while wearing flip-flop sandals and another that the weather was too windy. The Committee members and GM noted that owners and guests took advantage of the trial period, playing Pickleball, Spec Tennis and Cornhole daily. The concern regarding the additional noise that Pickleball may create was not noted or reported.

AOA Board Questions. AOA Board Secretary, Don Smart provided several questions for the Amenities Committee to consider in its study. These questions provided direction, guidelines, and a focus that guided the Committee to proceed effectively and efficiently. As a result, the Committee's process was intentional and this recommendation is detailed and specific to the owners' survey responses, AOA Board directives, GM feedback, and the trial period. These questions and Committee responses follow:

1) Exactly what amenities will be provided and how will these be determined?

*Response- The Amenities Committee recommends a mixture of gathering, dining, and additional recreational game areas be created. Specifically, see layout photo included as Appendix C:*

- *Additional seating at each building in the existing BBQ areas.*
- *Bench seating with shade covers for all tennis courts.*
- *Re-striping Court 4 and Court 6 to include Pickleball lines.*
- *Using Court 3 to create a large central gathering, dining, and recreational gaming area.*

2) Which court/s will be converted, and how will this be determined?

*Response- The Amenities Committee recommends that Court 3 be converted into a large central gathering, dining and recreational gaming area. The Committee is also recommending that Court 4 and Court 6 include striping for Pickleball (see layout/design attached as Appendix D).*

3) Court Conversion Costs (for each section, include how owners will pay for these increased costs):

*Response- This Amenities Committee recommendation **requires as only those funds committed in the '20-Year Reserve Funding Analysis'** to resurface and maintain the tennis courts and specific owner donations would be used.*

a. What is the cost for the conversion including the cost of additional equipment, barbeques, seating, etc.?

*Response- A projected budget for the phased-in implementation of this Amenities Committee recommendation is presented on the 'Amenities Committee Recommendation Cost Estimates' (attached as Appendix E). These costs are based upon 2022 price lists/quotes. Taxes and shipping will need to be considered when purchasing and implementing the plan, as budgeted funds and owner donations become available. As the '20-Year Reserve Funding Analysis' includes adjustments for inflation in its projected tennis court resurface and maintenance costs, it is reasonable to expect the projections should keep up with inflation.*

*The actual recommendation implementation timeline is beyond the ability of the Amenities Committee to present, as it would be determined by the AOA Board's Reserve Study process. **With patience over time, the full Amenities Committee recommendation can be implemented without owners being asked to pay more than currently obligated to maintain the under-used tennis courts that owners have indicated they would like to see repurposed.***

b. What is the anticipated cost of daily/monthly maintenance, equipment replacement, cleaning, etc.?

*Response- GM Jennelle Fraser indicated the cost of daily/monthly maintenance on the amenities would be the same for the pickleball courts, as the same cleaning services would be required from the PWC. She views maintenance on the project on an as needed basis, just as with any particular item that gets damaged now. In other words, no additional resources would need to be allocated.*

*In addition, the Amenities Committee would encourage owners to provide tennis rackets, pickleball paddles, balls, and bean bags for guests that are interested in using the additional recreational games. This would reduce the funds needed to maintain some of the equipment.*

- 4) What additional insurance coverage would be required, and what is AOA liability for the space if alcohol is consumed at any private function?

*Response- Former GM Jerel Haley provided the following response related to this issue:*

*"We would need to pin down what activities we are anticipating before I ask the questions of our attorney or insurance person. To this point I don't see anything that would require us to obtain additional insurance. For instance, if people are playing Pickleball, it isn't much different from Tennis and I don't assume additional liability would apply. An expanded barbeque and eating area still wouldn't create additional liability.*

*The only thing that would change this in my understanding is the large gathering issue. So, I think the best thing to do is to wait until we really nail down what that looks like. If it's a wedding party of 50 people, that would be different than a handful of owners who want to have a pizza party or something. **At this point I don't see any problems that would require additional insurance is my short answer.**"*

- 5) Can someone reserve total area or specific area for private functions?

*Response- No, the space would be available to Maui Vista owners and guests on a first come first serve basis (just like the pool and tennis courts).*

- 6) Who will administer and manage the reservation system for gatherings?

*Response- There would be no private functions and, therefore, no reservation system. The large gathering area will be on a first come, first serve basis*

- 7) Who will be responsible for cleaning after a private function?

*Response- Both former GM Jerel Haley and current GM Jennelle Fraser, cleaning of the areas can be done by the contracted cleaners on property. The Tennis courts and BBQ areas are already included in their daily responsibilities. These cleaners start at 7:00 am daily.*

AOAO Board Action Items. AOA Board Secretary, Don Smart provided several "action items" for the Amenities Committee to address in its study. These action items and Committee responses follow:

- 1) Determine who will oversee the project.

*Response- The Amenities Committee has confirmed with GM Jennelle Fraser that she will oversee the project, once the required 67% owner approval for revised language to expand common area(s) uses to include recreational activities prescribed in this recommendation is received.*

*When asked, GM Fraser can supply names of recommended contractors (as well as ones to be avoided). She will also provide insight related to established policies.*

*Note- For future reference, the Amenities Committee relied upon the following contractors in order to develop this recommendation:*

- Valley Isle Fencing, Eric Parana 808-877-6350
- All Courts, Cynthia Monnier 808-283-1148
- Hawaiian Style Interiors LLC, Vicky Pries 808-875-1055
- Planet Shuffleboard, Gaetan Gilbert 321-427-7866
- Versa Court 800-540-4899
- LED Construction
- Joe Koch 808-264-3188 / [joekoch29@hotmail.com](mailto:joekoch29@hotmail.com) (BBQ areas, shade shelters and recreational game area experience).

2) Determine if permits are required for this conversion.

*Response- GM Jennelle Fraser checked with Maui County and confirmed no permits will be needed for the changes contained in this recommendation. The possible exception would be if it was determined additional lighting was desired. She noted, even if lighting was desired in the future, rather than going through a permitting process for tall lights on poles, attaching them at the top of the structure and have an on/off switch or a timer-based lighting system to have the mandatory shutoff with quiet time hours would be an option to consider.*

3) Determine if the present base of the tennis courts is adequate for the intended use and the anticipated lifetime of the surface considering the projected changes.

*Response- The existing Tennis court base/substrate is adequate for the gathering area, pergolas and BBQ area. The Committee may recommend a different surface be used under the new BBQs for easier cleaning and design. Bocce Ball and Shuffleboard can be played on Court 3 as well with game designs that can fit/be placed over the current surface.*

4) Provide bids to the board for construction, equipment, etc.

*Response- Specific itemized quotes/prices are included on the attached 'Amenities Committee Recommendation Cost Estimates' (Appendix E).*

5) Provide requirements for lighting, type of fencing and gates, storage and security of gaming materials.

*Response- Security is on property from 4:00 pm – 7:00 am M-F and 24 hours on Saturday and Sunday. Security assists with noise disturbances, locking up the Tennis courts, rubbish bins, and pools. It is anticipated/hoped they would also be helpful keeping the various amenities-related projects secure.*

*GM Fraser has indicated Security would just need to be taught and helped learn management of the facilities. As they already close the pools and courts, Ms. Fraser does not expect this to be challenging for them to handle. And on weekends it might give them something more to do to break the mundane days, to help with noise control, or even help guests get what they need to enjoy themselves.*

*The tennis courts do not have any lighting so adding lighting may need to be considered, if determined appropriate. GM Fraser suggested lighting might be as simple as getting some lights on timers.*

*The front office is willing to help with equipment storage if the Amenities Committee develops a simple process. Alternatively, prior GM Jerel Haley suggested that there could be a code-accessed locked storage cabinet near the amenity. He also suggested the sign-out form for equipment indicate equipment is rented/used at the user's risk and waives Maui Vista of liability.*

- 6) Provide comparison of increased noise of pickle ball to existing noise of tennis.

*Response- At the Board's suggestion, the GM and Amenities Committee designated a "trial period" for Pickleball to be played on Courts 4 and 6. Feedback forms were given to individuals playing Pickleball. The GM did not receive any complaints or negative comments due to added or annoying noise due to Pickleball. The Committee recognized the trial provided for one (1) Pickleball court per existing Tennis court and this likely limited noise levels. This recommendation initially continues this more limited transition.*

*The Committee recommends that Courts 4 and 6 be stripped for Pickleball and a net system be added that can be lowered/raised for the game individuals wish to play.*

- 7) Provide suggested house rules for use of the area to include hours of operation, length of use, types of allowed use, etc. Include suggestions for what action AOA MV would take for violations of *House Rules*.

*Response- Current 'House Rules' for BBQ areas and Tennis courts would be appropriate and apply. In addition, see 'Rules for Additional Amenities' (Appendix F).*

Amenities Committee Recommendation. Through ongoing meetings and email communications throughout the past sixteen (16) months, the Committee developed this detailed recommendation based upon owners' survey responses, AOA Board directives, GM feedback, and the trial period. Specifically:

- 1) The newly elected 2023 Board send this *Amenities Committee Recommendation* to the owners for consideration and, hopefully, approval—clearly noting:

- ✓ **Only those funds already committed in the 20-Year Reserve Funding Analysis** to resurface and maintain the tennis courts and donations **would be used.**
- ✓ As funding is constant, the **improvements would be made over time** as the committed 20-Year Reserve Funding Analysis funds and owner donations become available.
- ✓ **Only approval to change the common area use from "tennis" to "recreational activities" is requested.**

2) Once the expanded use is approved, the Board implement, determined by the availability of existing funding and owner donations, the phased-in delivery of the following priority-ordered listing:

- ✓ **Phase I** - Bench seating, shade for courts, and additional seating in BBQ areas for buildings 1-3 (in the order maintenance is scheduled).  
*Estimated cost in 2022 dollars- \$ 37,375*
- ✓ **Phase II** - Gathering area, BBQ, and recreational game area to Court 3. Stripe Courts 4 and 6 for Pickleball.  
*Estimated cost in 2022 dollars- \$ 103,743*
- ✓ **Phase III** - Additional small gathering areas and amenities, based upon use and identified interests.  
*Estimated cost in 2022 dollars- \$ 6,750*  
*(Plus whatever additional recreational expansion the Board deems appropriate based upon Phase II implementation.)*

#### Recommendation Budget.

The Committee's recommendation to diversify and expand amenities available to owners and guests will **require only those funds committed in the 20-Year Reserve Funding Analysis** to resurface and maintain the tennis courts. In addition, owners have inquired about making targeted specific donations. As funding is constant, **the improvements would be made over time** as the committed *20-Year Reserve Funding Analysis* funds and owner donations become available.

As previously presented, this recommendation would phase-in expanded amenities by transitioning tennis courts to other uses overtime, per reserve study projections. A projected budget for the implementation of this Amenities Committee recommendation is presented on the Amenities Committee Recommendation Cost Estimates (attached as Appendix E). Again, these costs are based upon 2022 price lists/quotes. Taxes and shipping will need to be considered when purchasing and implementing the plan, as budgeted funds and owner donations become available. As the *20-Year Reserve Funding Analysis* includes adjustments for inflation in its projected tennis court resurface and maintenance costs, it is reasonable to expect the projections should keep up with inflation.

The actual recommendation implementation timeline is beyond the ability of the Amenities Committee to present, as it would be determined by the AOA Board's Reserve Study process. In addition, it is recognized some of the funds identified in the *20-Year Reserve Funding Analysis* will need to be used to maintain the Tennis courts not affected and, therefore, the actual funds available will vary (it is not possible to know with certainty what maintenance will be needed). This will also affect the implementation timeline. But, **with patience over time, the full Amenities Committee recommendation can be implemented without owners being asked to pay more than currently obligated to maintain the under-used tennis courts that owners have indicated they would like to see repurposed.**

Concluding Comments. The Amenities Committee would like to thank the AOA Board and Maui Vista owners for the time and support provided to assure a thorough and quality analysis of desired Maui Vista AOA amenities that permitted identification of priorities and the development of this recommendation.

Respectfully submitted by the Amenities Committee:



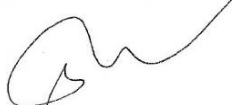
Tina Evans (3103), Co-Chair



Tara Wells (3320), Co-Chair



Justin Gilliland (1413), Member



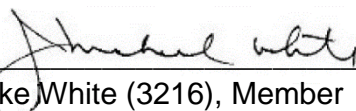
Tim Hennum (2412), Member



Jerry Jenkins (2107), Member



Eric Sweet (3121), Member



Mike White (3216), Member



## APPENDIX A

### 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).

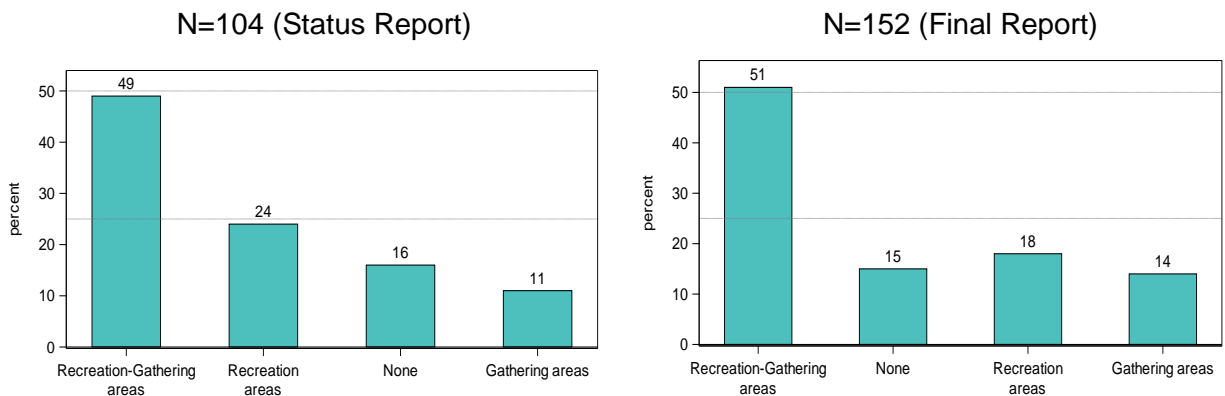
**Question 1:** *One of the concerns raised by the Board and by the Committee was how representative was the owner response sample? Was there bias in the survey? Did only owners who wanted changes to the amenities respond to the survey?*

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

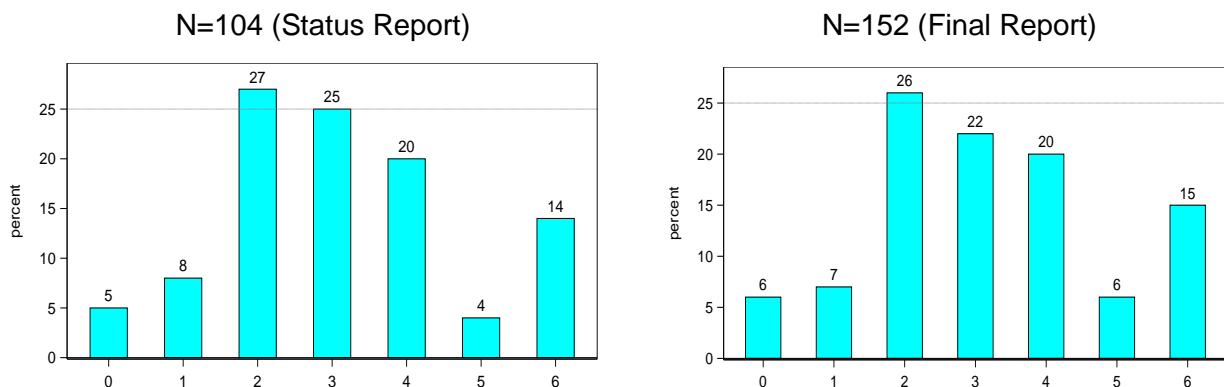


Secondly, based on the 152 respondents, statistically there is at least 95% confidence rate that the percentage of owners who want no changes to existing amenities is no more than 23%, or less than a quarter of the owners. Similarly, there is at least 95% confidence that at least 77% of the owners want 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.

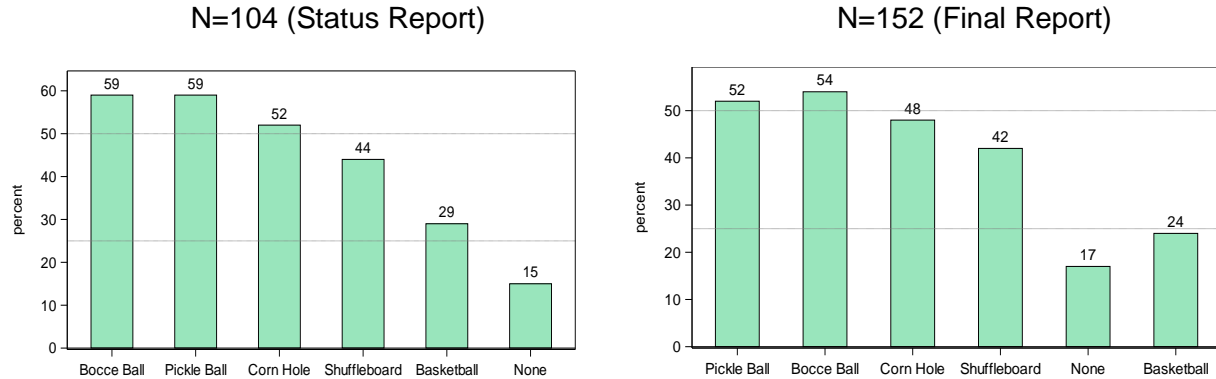
While 13% of the respondents said that none or only one tennis court is needed, this is a small percentage and the Amenities Committee believes that having some tennis facilities is important to the future of Maui Vista.

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

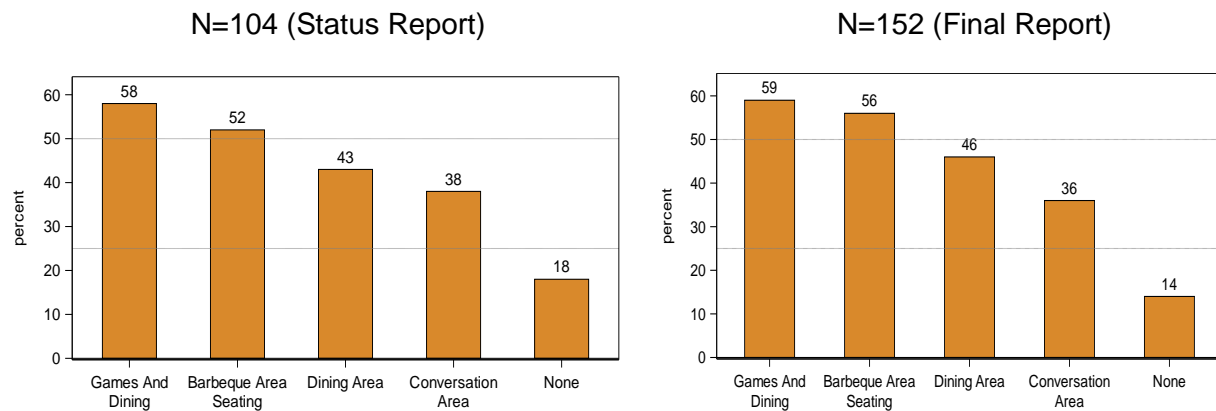


We are investigating what mix of recreation venues we propose in the near term and long term.

#### 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



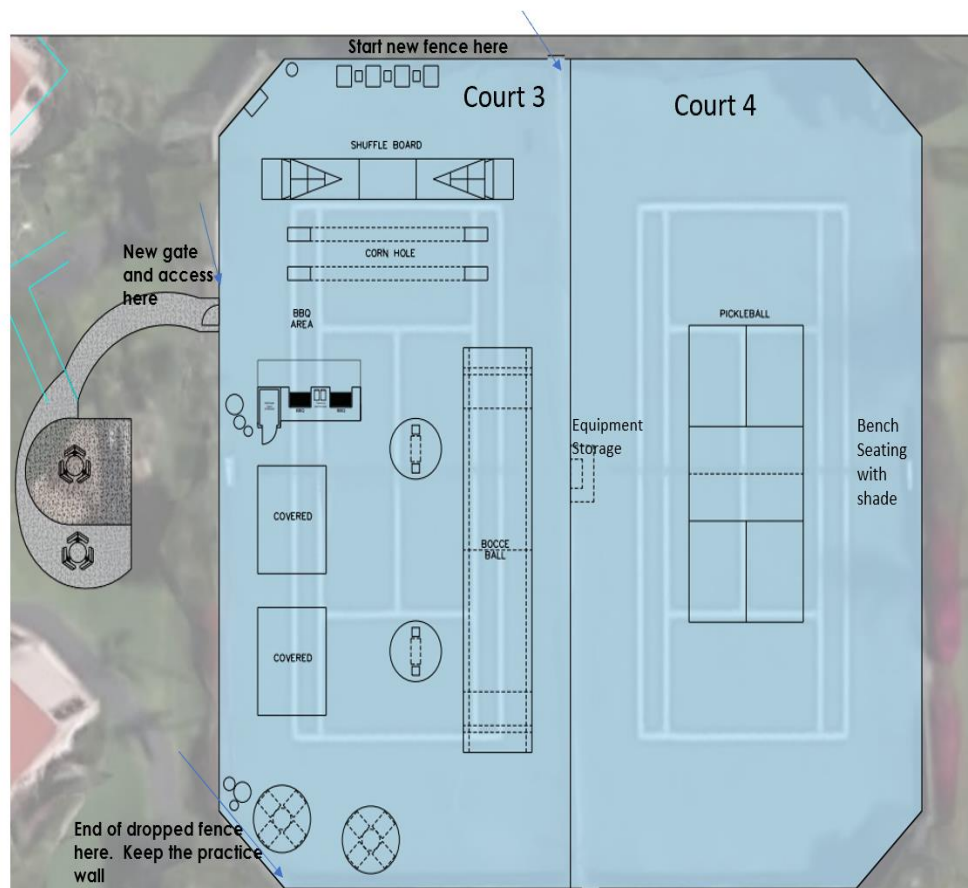
As noted previously, the repeatability of the results based on comparing the Status Report and Final Report indicates the survey result is representative of all owners. The internal consistency of responses to each of the questions demonstrates the validity of the questionnaire, with approximately 15% 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.

## **APPENDIX B**

### **Owner Feedback/Suggestions Amenities Committee Parameters**

- Better landscaping upkeep of weeds; garden area
- Composting area for vegetable waste
- Try to ensure low maintenance costs
- Hot tub
- Lap swimming pool
- Small indoor/outdoor gym or exercise room for shared use
- Adults only pool
- Larger maintenance building in back
- Recycling
- Lockable storage for surf and paddleboards
- Solar energy panels

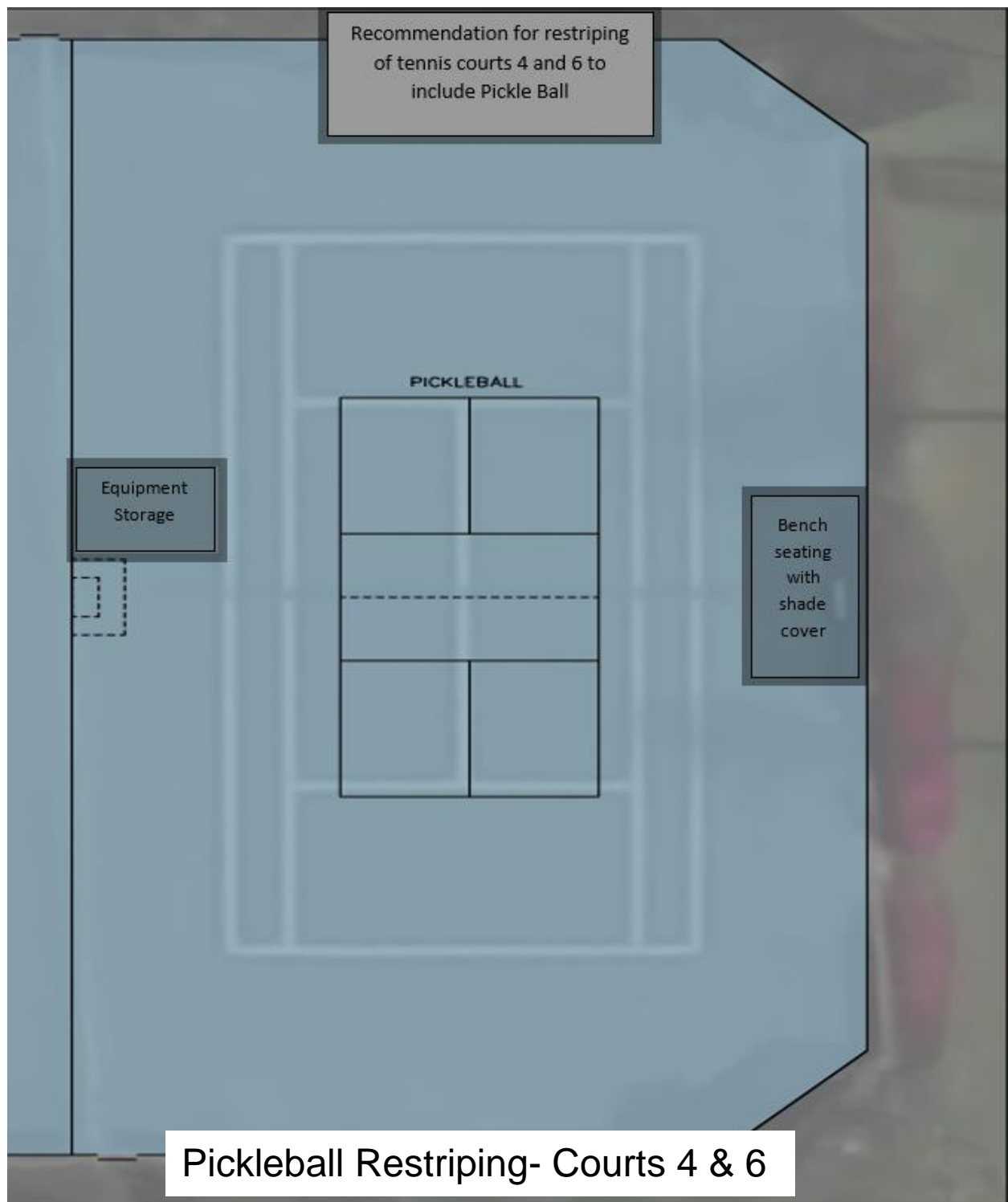
## APPENDIX C



Court 3 would have new fencing similar to the pool. Fence would be 54" high.

- ✓ Pergolas, tables, and chairs would be added for additional dining and gathering.
- ✓ A BBQ area would be designed to include two grills, granite serving area, with waste receptacles.
- ✓ Bocce ball, corn hole, and shuffle board would be added.
- ✓ Additional smaller gathering areas would be set up for socializing.
- ✓ An additional walkway would be added to the existing BBQ area up to Court 3.
- ✓ Striping for pickle ball would be included for Court 4.
- ✓ Additional seating and shade covering would be added.

## APPENDIX D





## Appendix E

Amenities Committee Recommendation Cost Estimates			
Phase I			
Bench seating, shade for courts, and additional seating in BBQ areas for buildings 1-3 (listed in the order the upgrade is to be made; guided by maintenance schedule)			
Item Description	Quantity	Price	Total (2022 \$) (plus tax &)
Racket Court Upgrades- Bench Seating	5	\$429.00	\$2,145.00
Racket Court Upgrades- Shade Structures (Materials Only; Labor Donated)	5	\$700.00	\$3,500.00
Racket Court Upgrades- Equipment Storage Lockers courts 1,2,4,5,6	5	\$230.00	\$1,150.00
Courts 1, 2, 4, 5, 6 Padlocks for storage lockers	4	\$20.00	\$80.00
BBQ Expansions- 10x10 Concrete Pad Bid from Gus	5	\$4,000.00	\$20,000.00
BBQ Expansions- Round Tables w-Bench Seating	5	\$2,100.00	\$10,500.00
Phase I Total			\$37,375.00
Phase II			
Gathering area, BBQ, and recreational game area to Court 3; Stripe Courts 4 and 6 for pickleball (listed in the order the upgrade is to be made; guided by maintenance schedule)			
Item Description	Quantity	Price	Total (2022 \$) (plus tax &)
Court 3 Gathering Area- Pergola (Costco 12x20)	2	\$2,799.00	\$5,598.00
Court 3 Gathering Area- BBQ Area w-Server and 2 BBQs w/labor	1	\$18,000.00	\$18,000.00
Court 3 Gathering Area- Additional Propane Tanks	2	\$300.00	\$600.00
Court 3 Gathering Area- Locking Cabinet for Propane Tanks	1	\$275.00	\$275.00
Court 3 Gathering Area- Lighting		\$500.00	\$500.00
Court 3 Gathering Area- Fencing (Removal & Installation w-2Gates/Locks) (See attached quote from Valley Isle Fencing.)	155 ft		\$23,900.00
Court 3 Gathering Area- 11 ft. Solar Lights	2	\$600.00	\$1,200.00
Court 3 Gathering Area- New Furniture (BBQ, Gathering Area, Games) (See attached quote from Hawaiian Style Interiorz; includes tables/chairs for 20, 24 adirondack chairs, and several coffee/side tables.)			\$36,000.00
Court 3 Gathering Area- Flower Pots w-Flowers (Owners Will Plant)	6	\$200.00	\$1,200.00
Court 3 Gathering Area- Colored Surface Under Dining Area	2	\$600.00	\$1,200.00
Court 3 Gathering Area- Signage	6	\$50.00	\$300.00
Court 3 Recreational Games- Bocce Ball	1	\$5,000.00	\$5,000.00
Court 3 Recreational Games- Shuffleboard	1	\$6,800.00	\$6,800.00
Shuffleboard options:			
	VersaCourt	Planet Shuffleboard	All Court
Shuffleboard Court 8x52	\$3,653.50	\$3,545.00	
Shuffleboard Court 10x52	\$4,080.50	\$4,384.00	
Shuffleboard Court 7x42		\$2,534.00	
Shipping for Court 10x52	\$1,681.31		
Court (unspec size)+shipping+install			\$6,800.00
Set of Cues and Disk		\$200.00	
Court 3 Recreational Games- Corn Hole	1	\$250.00	\$250.00
Court 3 Recreational Games- Scoreboards	3	\$40.00	\$120.00
Court 3 Recreational Games- Equipment Storage Lockers	2	\$230.00	\$460.00
Court 3 Padlock for Equipment Storage	2	\$20.00	\$40.00
Courts 4 and 6 Striping for Pickleball	2	\$150.00	\$300.00
Courts 4 and 6 Convert a Net for Pickleball (All Courts)	2	\$100.00	\$200.00
Court 3 Recreational Games- Shade Umbrellas	3	\$600.00	\$1,800.00
Court 3 Recreational Games- Slab Repair/Maintenance (Impossible to predict; simply acknowledging this will be a factor/cost.)			
Phase II Total			\$103,743.00
Continued on Page 2			

Continued from Page 1			
Amenities Committee Recommendation Cost Estimates (page 2 of 2)			
Phase III			
Additional small gathering areas and amenities, based upon use and identified interests (listed in the order the upgrade is to be made; guided by maintenance schedule)			
Item Description	Quantity	Price	Total (2022 \$) (plus tax & shipping)
Court 2 Recreational Games- Striping for Pickleball	1	\$150	\$150
Court 2 Recreational Games- Convert a Net for Pickleball (All Courts)	1	\$100	\$100
Court 3 Gathering Area- Adirondack Chairs	12	\$309	\$3,708
Court 3 Gathering Area-Side Tables	6	\$239	\$1,434
Court 3 Gathering Area- Bench Seating	2	\$429	\$858
Behind Building 3- Corn Hole Game	1	\$250	\$250
Behind Building 3- Equipment Locker w-Padlock	1	\$250	\$250
Courts 1 & 5 Recreational Games- Expansion			
<i>(Impossible to predict; the Board would determine, based upon Phase II implementaion, what additional games should be provided (if any).)</i>			
Courts 1 & 5 Recreational Games- Slab Repair/Maintenace			
<i>(Impossible to predict; simply acknowledging this will be a factor/cost.)</i>			
Phase III Total			\$6,750.00
Phase I, II, & III Grand Total			\$147,868.00



## **APPENDIX F**



**Maui Vista Activity and Pickleball Court Rules**  
**Pickleball Court Hours: 8 a.m. to Dusk**  
**Gathering and Barbeque Area Hours 8 a.m. to 9:30**

- 1. Court use is for Owners, owner's family, long term tenants and Guests only. Please contact the Main Office or Security for an access code.**
- 2. Gathering area use is on a first come first served basis, and must comply by all rules and regulations.**
- 3. Activity area can only be used for the intended purpose only, not other horseplay is allowed.**
- 4. No violence or aggressive activities are permitted.**
- 5. Pickleball lessons are permitted by the Tennis/Pickleball Instructor.**
- 6. Children under fourteen (14) must be accompanied by an adult at all times.**
- 7. No excessive noise.**
- 8. No amplified music,**
- 9. No more than twenty (20) persons allowed in the area at a time, unless prior authorization from General Manager (GM) has been granted.**
- 10. NO glass bottles.**
- 11. Cleanup is required by persons in party and group prior to leaving the area.**
- 12. Be respectful of others Guests and Owners.**
- 13. GM has the right to refuse use and can evict persons from the area at any time for misuse or negligence.**
- 14. Rental equipment for activities is available in the Main Office and Security after hours.**
- 15. No drink allowed on the Pickleball court.**

**FOR EMERGENCIES, PLEASE CALL 911:**

**OR**

**Monday – Friday 8:00am to 4:00pm – Office: 808-879-5373**  
**Monday – Friday 6:00pm to Dusk – Security: 808-281-3629**  
**Saturday – Sunday 8:00am to Dusk -- Security: 808-281-3629**