

Travel on Maui

As the State of Hawaii continues to evolve with COVID restricts, the current status of acceptable transpacific travel is that all arriving do so with a negative COVID test **in hand upon arrival** in Hawaii from a HI approved tester. Those without a test are required. If you are planning travel be sure to consult the state website: <https://hawaiicovid19.com/travel/> .

2021 Operating budget and Owner Dues

The 2021 Operating budget has been completed for 2021 and it is attached to this mailing. The bookkeeper will be mailing out the first of the 2021 quarterly dues invoice and you all will notice an increase not to exceed 4%, with an adjustment being made due to a slight calculation error that will be corrected going forward. We feel fortunate that we did not have to raise dues in 2019 or 2020 and 2021 will see an increase of no more than 4%. We would like to remind owners that quarterly dues received after the due date are subject to a late charge which will be attached to the next quarterly statement mailed out.

Structural Concrete Repairs

Feedback was strong on postponing structural concrete repairs so that it did not coincide with the return of guests to Maui. Should there be another shut down the repairs will proceed at that time, though we are hopeful that this will not occur and we can get the job done after the high season concludes. The planning continues and we are fortunate that our property manager is heading this project.

Ventilation and Roof Fan Replacement

As we have worked to determine the correct airflow for building health mechanical engineers have discovered that the ventilation shafts within the walls are not a "closed" system and that, as units have been remodeled over the past 40 years many of those activities have involved modifying the ventilation system. In order to achieve a healthy ventilation of each unit we will need to first seal up the ventilation shafts, get an accurate measure of airflow, and the correctly order a replacement for our 40 year old fans. Again, we are fortunate to have Brett taking the on island lead on this activity. He is working with Jonathan Harper, mechanical engineer on this project. We are gathering information and creating a plan that will begin in May after the high season with the 04 stack. Impacted units will be contacted prior to the project and modifications will be unique to each stack's previous modifications. Most work will hopefully be accomplished through the restroom vent and/or the dryer ventilation.

Housekeeping of Common Areas

We have approved a contract for new housekeeping of the common areas at the Koa Lagoon. Jasmine Luna will be working this week with Jorge in training for the transition to occur next week. If you see her in the building or at the pool, please give her a warm (but socially distant) welcome. Ana and Jorge will continue their in unit housekeeping

and we thank them for their assistance as we developed and ramped up our cleaning protocols during COVID.

2019 Taxes completed, Audit Available

The 2019 taxes have been filed and this allows us to have a 2019 annual audit. That audit is now complete and available to any owners who request it. If you are at all interested in seeing item let us know....we are happy to share.

BOD Executive Session Meeting

The BOD will be meeting Tuesday December 2nd 8:30am HST to discuss and vote on resolution of a legal issue.

Security Committee

COVID 19 has pushed many on Maui into homelessness and we are seeing some evidence of this in our neighborhood. We have had a couple of incidences on our own property and are reviving our request for interested owners to help look at security system options. We have one volunteer so far, but would love another individual with interest to help. We have gotten bids from professional security systems installed that exceed our available resources, but would like to investigate home recording systems/cameras around the building that would help deter unwanted access of our parking lot and pool area.

2021 Owner's Meeting...mark your calendar

Friday March 5, 2021 we have our annual meeting scheduled. Currently in person group meetings are prohibited on Maui and we anticipate that this to continue through the spring. We still are playing things by ear and would love to gather and catch up with one another. If that is not possible we will have a zoom meeting similar to our BOD meetings and figure out how to accommodate voting in accordance with Hawaii state law.

Questions? Concerns?

We would love to hear from you! If there is anything that is on your mind that needs attention, please let us know. E-mail your AOAO at: board@koalagoon.org or call Marie Bader, President, welcomes at (907) 350-1436.

Valerie Oliver, Secretary AOA Koa Lagoon