

Newsletter for Koa Lagoon Owners

January 2022

Welcome to our newest owners!

We are excited to welcome **Corey and Brenda Bercun** as the new owners of Unit 401 at the Koa Lagoon! We are looking forward to meeting them in person when it is safe to do so.

Aloha Brenda and Corey!

AOAO Koa Lagoon Board of Directors Meeting January 13, 2022 2PM HST

You are invited to join your Board of Directors at their next meeting to be held January 13, 2022 electronically. They will be preparing an agenda for the upcoming AOAO owner's meeting in March as well as preparing for that meeting. They also will be discussing the leveling and resurfacing of the walkway on the first floor between units 104 and 107 to remove the water puddling and associated hazard it creates.

Reminder of the ability to pay online for owner quarterly dues

This is a reminder that there now exists an online owner web access. You may set up your own account for online payments at <https://kihei.twa.rentmanager.com>. If you need additional instruction on this convenient payment method please contact the Koa Lagoon Property Manager, Brett Fahnestock, for instructions and your own account number to sign-up under. brett808hawaii@outlook.com. This online portal will give you the option to pay by electronic bank transfer (no fee) or credit card (fee charged).

Consider serving on the AOAO Board of Directors

There are many things that happen and decisions that must be made to keep the Koa Lagoon running smoothly. That responsibility falls to the board of directors which is elected by the ownership. Board terms are **2 years** in length and are open to any owners. If you feel that you have a few extra hours per week and the desire to take a leadership role **we encourage you to consider running for the AOAO board**. We would love to have your name on the 2022 owner's meeting agenda as a board candidate! If you are interested and would like to know more, contact us at board@koalagoon.org. There will be 2 board seats to be determined at our next AOAO Homeowner's meeting.

The 2022 AOAO Owner's Meeting is just around the corner....and will again be virtual

While we were hoping that COVID would be in our rear view mirror and to be able to meet in person at our 2022 Annual Owner's Meeting, that is still not possible. The date will be Friday March 4, 2022. You will be receiving a proxy for that meeting at the end of January and by mid February you should be getting a meeting packet to help you prepare for the meeting. We hope that you all will be able to attend and ask you to mark your calendar! The meeting will start at 9AM HST and a zoom link will be furnished with the meeting information.

Conversion to Keyless Door Locks as we move away from a Master Key system

We are working to do away with the legacy master key system and are encouraging owners to consider the purchase of an electronic lock for their unit entry door. In 2021 the AOAO secretary Barb Wroblewski placed a group order for those owners who were interested at the time in purchasing the new locks. The cost of each lock, including installation, was approximately \$320. The AOAO board took care of the ordering and installation arrangements once payment from owners was received. Many of you have since commented that you were sorry not to have participated in having AOAO assistance in this change over. We will be placing one last group order of locks in March of 2022, and if you are interested please let us know at to board@koalagoon.org. We are hoping to see all locks changed out by the close of 2022.

New Pool Electrical Panel

We are happy to report that we have installed a new electrical panel in the pool room, as well as a new 60 amp breaker for the pool in the elevator room which supplies power to the pool panel. We will have additional capacity for when the pool renovations occur.



Roof Inspection

With the heavy recent rains we have had an opportunity to have our roof professionally inspected and are taking the precaution of having some seams repaired. Our roof has a life expectancy of 30 years and we anticipate that we have 8-10 years of life in this currently roof. With attention and upkeep we believe we will be able to maintain a healthy roof until it is slated for replacement in our Reserve Study.



Lanai resurfacing

Many of you have been able to join the board in 2021 at BOD meetings where spalling specialists have presented solutions and recommendation for lanai repair. **We are asking owners to inspect their own lanais for any irregular surfaces or cracks in lanai walls.** Lanai surfaces that are currently covered with carpeting will need to have a **replacement non-porous covering after December 2022** and many owners have taken advantage of the COVID slowdown in visitors to have this happen. All lanai resurfacing will require a remodeling application and will include a visual inspection by our Property Manager before resurfacing occurs. Mahalo for your understanding.

Lanai Structural Repair is tentatively scheduled for May 9, 2022

We have applied for permitting to repair the concrete in unit 306. While we do not yet have the county permit, we have tentatively scheduled that repair for early May of 2022. We would like to give owners as much advanced notices as we can, as the removal of concrete will create unavoidable noise. Once we have the permit in hand we will give you all confirmation, but we are on the schedule for the Structural Concrete team right now for May 9, 2022.

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