**Newsletter for Koa Lagoon Owners**

On March 24, 2020 the County of Maui (COM) issued a “stay at home” order, restricting activity outside the home to only that which is deemed essential, with violations punishable by law due to the global COVID-19 Pandemic. At that time a Koa Lagoon Newsletter notified you of the order and the Board modified activities at Koa Lagoon in accordance with the legal mandate. The staff and board at Koa Lagoon created a revised schedule of activities following the COM mandates to limit activity to only that which was essential. A new cleaning protocol was established and priorities shifted accordingly.

On March 27th, following a county mandate, the AOAO closed the pool and barbeque area.

On March 30th the onsite property manager posted a notice that she will be working from home. As a licensed property manager she continues to be granted limited access to check on properties at the Koa Lagoon and receives updated information on changing mandates during the pandemic.

**Where are we now??**

The County of Maui (COM) has currently prohibited short-term rentals for condominiums of less than 180 days, even if the condominium is hotel zoned (as we are). Only hotels and motels are allowed to operate according to the Governor’s proclamation (see Exhibit B) <https://governor.hawaii.gov/wp-content/uploads/2020/05/2005088-ATG_Eighth-Supplementary-Proclamation-for-COVID-19-distribution-signed.pdf>

COM Mayor Victorino has decreed that county beaches and parks, along with some businesses may reopen with restrictions as of June 1st, while others may not. <https://www.mauicounty.gov/CivicAlerts.aspx?AID=10132> He also created Rule 10 which states that **associations such as ours may conduct only minimum basic operations that do NOT include in-person interactions and are limited to only those activities necessary to maintain security and value of the property.** At this time we are not allowed to reopen. [https://www.mauicounty.gov/DocumentCenter/View/121965/2020-5-15-COM-Rules-v445-pm](https://eur06.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.mauicounty.gov%2FDocumentCenter%2FView%2F121965%2F2020-5-15-COM-Rules-v445-pm&data=02%7C01%7C%7Cd8735a656e5c49678a5908d8065d85f9%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637266346028304710&sdata=jDui%2BAfoEE3W47G1N%2FO%2BTPf7gtIBQFScgXucE%2FzyXZ0%3D&reserved=0)

It has just been announced by Governor Ige that the interisland travel quarantine mandates will be lifted June 16th. This will allow for local traffic between the islands and is a good first step in lifting travel restrictions. The Out-of-State 14 day quarantine restrictions have yet to be lifted and are still under discussion. Even with the out of state restrictions lifted, without an easing of Rule 10 prohibiting condominium rentals, travel will be an option for our owners but not returning guests.

The AOAO BOD has tried to react quickly and comply with changing mandates, despite a board that manages from afar. We appreciate those owners who are on island and share updates and information as it occurs. We try to react as quickly as we can in this shifting landscape and have placed the health and safety of our owners, renters, and staff above all other concerns. That being said, we are also looking at ways to ensure that our property remains in tip top condition until we can all enjoy it again. We have a great debt of gratitude to both Linda Barron, one of the Koa Lagoon the onsite rental agent, Shannon Sheldon (an attorney at McKeon Sheldon Mehling) who is on retain to help guide us as Brian Jenkins, former attorney retires, and Brett Fahnestock, who is husband of our new book keeper and is also a licensed property manager. They are our on-island sources of breaking information. We are learning many lessons as this pandemic unfolds, and as we plan for the reopening of the Koa Lagoon we will be discussing what best meets the interests of the AOAO going forward so that we may be more nimble in our future actions, should this pandemic continue in spikes of activities.

**What else is happening around Koa Lagoon??**

We have concluded the mechanical study of the ventilation stacks at Koa Lagoon….at long last. We have a blueprint for updated fans that will address our reserve study need to replace the fans that have aged out. We will begin with the replacement of 2 stacks in 2020 and, following the existing reserve study, will continue with 2 stacks per year until the project is complete.

The biannual reserve plan project of dryer vent cleaning was recently completed for all 42 units by an independent contractor who was onsite three mornings to complete the job. Edward and Linda provided oversight while each unit was accessed.

We have many owners working from afar with local contractors and rental agents to upgrade their units during this unexpected lull of guests. These activities have ranged from total gutting and remodel to upgrading lanais, bathrooms, flooring, air-conditioning, and more. The board is working with these owners who are taking advantage of the closure to make these improvements. We remind you all that structural work including tile work requires a remodel application to the BOD. If you need one, reach out to [board@koalagoon.org](mailto:board@koalagoon.org) and we will work with you. There are still owners on site and construction that is structural or electrical in nature, or creates noise/dust, will need to be scheduled with all in mind.

Other reserve items are being addressed as well, and we are in the process of ordering additional lighting for the northern parking lot as well as addressing the first floor lighting which currently has 3 different types of fixtures.

The County of Maui Arborist has been on site and continues to reassess the Kiave tree that is showing signs of a dead area. It is the COM’s responsibility to assess and address that tree, but they have been keeping us updated and will notify us if they intend to prune out the dead area. They are also looking at 2 coconut palms that are soft in the middle and county climbers will continue to assess. The AOAO has no authority over those palms, though we enjoy their beauty. The COM has put us back on a schedule for county trimming every 6 months after outreach from the board.

The pool committee has continued to meet, though the pandemic has stymied permit forward progress due to more pressing issues. Once drawings are in hand a survey can be sent to owners. While we will work on getting permitting ready once a plan has been formalized, we realize that the entire ownership will need to weigh in prior to proceeding, as it is somewhat unclear if or when we will be able to reopen to guests. While we want to have a “shovel ready” project, we need to be realistic about the uncertain economics facing us.

The Ipe sill replacement project is slated to continue and the materials are assembled. As much work as can be done will be so that there is limited presence as the new sills are installed. As with the front benches, these new sills will be a beautiful addition to our building. They will require little maintenance and will last our lifetimes!

We hope that you all are safe and secure, wherever this pandemic finds you. Your BOD will continue to follow all State and COM guidance updates as they unfold during this pandemic, and will keep you updated when we know more about closures, work schedules, or programs of assistance that may be useful. We did apply and *were not approved* for Payroll Protection Plan assistance, but do our best to stay abreast of new programs and opportunities to help the AOAO weather this storm.

We encourage you all to follow the mandates which are intended to suppress the spread of this disease. These are trying times and while the decision making for the Hawaiian Islands is beyond our control, the board will try to remain informed and make adjustments with our responsibility to AOAO ownership in mind. Stay safe!

**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](mailto:board@koalagoon.org) or call Marie Bader, President, welcomes at (907) 350-1436.

*Valerie Oliver*, Secretary AOAO Koa Lagoon