**ADDENDUM to the LANAI RE-SURFACING**

To owners who are or may be considering resurfacing their unit’s lanai:

The Board has developed this addendum to **Koa Lagoon Lanai Re-surfacing Application** in order for the Board to make decisions concerning the lanai issues uniformly & fairly which include safety and financial realities.

**Given:**

1) The Koa Lagoon AOAO has incurred lanai repairs for two units in the last year at an approximate cost of $100,000.00.

2) Two inspections of all lanais have been completed by a structural engineering firm, K2N Crest. The later inspection detailed and rated all the 35 lanais into three priority categories.

3) The County of Maui requires permits and oversees structural work. It is incumbent upon the AOAO to work with the County as significant fines and greater delays would result from non-compliance.

**Therefore:**

3) Repairs to Priority 1 lanais will be done in the order of their urgency/ranking. These repairs may take a minimum of 2 years to complete in light of the estimated price tag of $40,000 - $$60,000 per lanai. If in the course of doing major repairs that require support shoring, any other unit in that same stack that need structural repairs will also be addressed at that time.

4) Units in Priority 2 & 3 have, at this time, less obvious repair work. Another inspection for those units will need to be done, at a contracted price of $500.00 once Priority 1’s work is done. The repairs to these units will not begin until all of Priority 1 units are completed.

5) If the lanai of any Priority 2 or 3 owner wants to re-surface his/her lanai, the owner may still begin the process by completing Koa Lagoon’s ***Lanai Re -surfacing Application.***  The AOAO, though, will only pay for the $500 inspection which determines the extent of needed repairs. The AOAO will ask those owners to respect that other lanais are also patiently waiting for their lanai work to be done and funded by the AOAO (minus the waterproofing and final surface). If an owner chooses to pay for all the repairs as directed by the engineers’ report, that request can be brought to the Board for consideration.