**Newsletter for Koa Lagoon Owners**

**Aloha….and welcome news to many owners wondering when they could return to Hawaii.**

Governor Ige lifted the inter-island 14-day quarantine requirement for interisland travelers effective June 16, 2020 and will lift the out-of-state quarantine requirement effective August 1, 2020 provided that certain conditions are met. Travelers must show proof of a negative COVID-19 test results from a test taken within 72 hours of arrival. No testing will be provided upon arrival at the airport. Without these test results in hand, passengers arriving from out-of-state will be subject to the 14-day quarantine. Travelers will be asked to fill out a new State Travel and Health form and will also be subject to temperature checks.

The AOAO Board has been busy working on protocols for reopening, and our first inter-island guests will arrive July 1st. In preparation for this reopening, and in order to comply with health mandates, we have ordered additional sanitation equipment, signage, and have safety protocols in place. We have been busy reading CDC guidelines and tailoring them to our own situation here at Koa Lagoon. The attached article Covid-19 Rapid Response: Protecting your Association will give you an idea of the activities we have been faced with. Our primary goal has been to provide a safe environment for our owners, workers, and guests. This challenge has weighed heavily on this board and we are pleased to say that we now have a building that is sanitized and will be a safe and welcoming place for all as we begin to accept guests again.

**Limited Common Element Notice:** Commercial buildings, hotels, and condo complexes have been using keyless lock systems for quite some time. COVID-19 transmission has us all looking for ways to minimize the handling of items such as keys. The BOD is asking that our owners strongly consider switching out decade’s old lock and key entries at this time. To facilitate the transition, *and to keep a uniform appearance*, the board has reached out to Maui Lock for their advice and procurement for the best commercial keyless lock, and we will facilitate the removal and installation of the new keyless system for each owner who contacts us and requests this transition. The cost has not yet been firmed up, but a rough estimate is $300 or less for the lock and installation. Please email the BOD at [board@koalagoon.org](mailto:board@koalagoon.org) to begin the process.

Within the next month the Ipe/Ironwood sill replacement project will continue and by the time we are open to trans-Pacific guests in August we hope that this project will be complete.

We are planning now to increase staffing at the Koa Lagoon in anticipation of an increased occupancy rate. While we have just 6 units occupied at the moment, we hope that by fall we will be able to safely welcome guests and anticipate this rate to increase to 40-50 percent of our 42 units. Our model of management structuring will shift to one that is more nimble and able to react to future spikes in this pandemic. While we will remain hopeful, your board has to face the reality that we are facing uncertain times. Preparedness and flexibility as we ramp back up with the coverage of onsite duties has been challenging. We have learned that it is absolutely crucial to have onsite oversight, if not daily, at least weekly by a property manager that can ensure sanitation standards for both the building and the pool area are being addressed.

We hope you all will understand that many decisions have had to be made regarding our property and what your board can do to keep you all safe and protect our property as well. These are trying times but know that 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