



1032 S Kihei Road, Kihei, HI 96753

Maui Sunset Association of Apartment Owners

www.mauisunset.me

808-879-0674

To all Maui Sunset Unit Owners

One of the issues consistently raised during the Owner's Forum has been the deteriorating state of the spalling along the edge of the lanais. As previously reported in the newsletter and discussed at Association meetings, the concrete spalling is a serious concern that requires our immediate attention. The Building Committee conducted a thorough analysis of the A and B buildings noting 119 units in need of lanai edge spalling repair work. The committee is proposing a motion at the August meeting to begin the maintenance and repair work. If approved, the project is expected to begin September 20th and last at least five months. This project will impact the ability of owners to use their lanai when work is being performed on their stack and will cause considerable noise and disturbance to owners and guests. The plan is to focus on two to three stacks per week. The tentative schedule is to begin B building oceanside on September 20. Notice to owners of expected disruption as early as possible.

A potential side effect of the spalling work is some lanai flooring may be damaged or removed to do the repair work. If the lanai flooring is damaged during the project, it is the individual owner's responsibility to repair the damage. The board is compiling a reference list of contractors for owners to contact to engage for necessary repairs.

It is important to note, if it is found that a unit's lanai flooring does not have the required waterproof barrier, the owner will be required to replace the flooring in its entirety and install the required waterproof membrane. Water intrusion is the main cause of the spalling deterioration and impacts the structural integrity of the building. Please remember that all new lanai coverings must be approved by the general manager before installation.

As with any large maintenance project, there will be disruptions to owners and guests. The board wanted to alert owners as soon as possible so they can notify any incoming guests of the potential construction. The dates indicated above are tentative and we will be sending out weekly updates on progress and notifying which stacks are coming up. Regrettably, it is in our best interests to begin repairs as soon as possible, as the deterioration gets exponentially worse each day. The issue of safety is paramount and must be addressed immediately. We will do our best to minimize the impact as much as possible and execute the work as quickly and efficiently as we can. We thank you for your patience.

Mahalo

The Board of Directors of the Maui Sunset AOA

www.mauisunset.me