



# MAUI SUNSET

## Newsletter

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MR. MAUI

## Fourth Quarter 2020

Aloha Owners of Maui Sunset,

We close out the year with a partial restart of transpacific travel, three successful online board meetings and majority of the board has been able to return to the island.

Understandably the island is very wary of arrivals. Pre-travel testing provides a pathway to the islands, while limiting the risk. Negative test must be uploaded prior to departing for Hawaii to avoid 14 day quarantine. Thankfully, as of this writing the virus levels on Maui remain very low with many days at zero.

With the re-start of travel brings some relief to the struggling economy of Maui. Those restaurants that opened are spacing guests and busy. Molokini boats, Parasailing, the Family Fun Center, and more are opening on a limited basis.

Out in the water the reefs are teeming with fish, seemingly unaware and happy to have the shallows to themselves. Many say the reefs look like they did decades ago. Let's keep it going with reef safe sunscreen. (now a law in Hawaii)

Please be sure to sign up for the emails from the General Manager and check the website often for updates. Join the owner Facebook page, or take a moment to talk to members of the Board.

At the 2021 Annual meeting we are electing 4 board members. If you cannot attend in person please consider giving your proxy to someone who can attend. Your participation as an owner is vital.

Mahalo and stay well.

### 2020—2022 MAINTENANCE SCHEDULE AND IMPORTANT DATES

November 2020, A and B parking lot re-surface

January 29, 2021, Annual Homeowners Meeting

Spring (approx May) 2021 "B" building ocean side repair

August 2 - 5, 2021 Lawn De-thatch

September 13 - 18, 2021 Pool Closure

June 7 - 11, 2022 Lawn De-thatch

August 15 - 19, 2022 Pool Closure

2020  
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## PRESIDENT'S REPORT NOVEMBER 2020—SANDRA HOOPER

Aloha All,

The summer months at Maui Sunset have been unusual, to say the least. There were very few visitors but the Board and the staff utilized the time to accomplish many goals. From a regulation standpoint our Accommodations Agreement and annual Workman Compensation audit were completed. The staff continued to paint and refresh our property and trees were trimmed. We have secured the services of a certified arborist to assess our damaged trees in the courtyard. We have purchased new grills, hand sanitizers for the elevators and emergency lighting with battery backup was installed in the stairwells. We are completing dry stack work and installed new fire hoses and system was tested. Bids were obtained and a decision made by the Board on the vendor for the resurfacing of our parking lots which will be done in early November. Kari and the staff have completed all the prep work, notifying owners who store cars, obtaining keys and getting vehicles operational. With regard to our buildings, Harry has worked with vendors for the work to be done on the south corner of B building in 2021-2022 as well as a vendor for the upcoming work on the north corner of B building needed to be completed before year end. Also, we have finally received the County's final approval for the work completed for the use of R1 water in our parking lots. Steve has worked on our Newsletter which was published in August and the preparation for the Annual Meeting and election. Debra did a seventy page review of our CC&R's vs 514B which the Board will review. Hopefully this will get us, in the not to distant future, into compliance and have a document for the homeowners to review and vote on. Our Insurance contract and Accountants contracts were renewed. I have worked with the help of Kari and Leslie to build a budget for the upcoming year which will be discussed later in this meeting. These are some, but not all, of the work which the Manager, the staff and the Board has worked on this quarter that I'm sure the Directors will review in greater detail in their reports.

I would just like to give a huge thank you to the Board, our Manager and the staff for their diligence during these difficult times. Even though occupancy at Maui Sunset has been minimal the needs of the buildings and property continue and your spirit, energy and enthusiasm are much appreciated and are to be commended.

Respectfully Submitted,

Sandra Hooper, President

### Keep Maui Sunset Beautiful ~ Common Violations of Appearance

1. Please make sure the living room AC unit is connected to the drain pipe.
2. Remember to empty the bedroom AC reservoir so it does not pool water in the hallway.
3. Screen frames should be an oil rubbed bronze finish and the screen should be free from tears, rips and other unsightly blemishes.
4. Window coverings (drapes or blinds) should be **white, off-white or light tan** with no pattern visible and no stains or rips.
5. Vinyl film on the window should not be bubbling, cracking, streaking, peeling or have other unsightly blemishes or discoloration.
6. Window ledges should not have towels or household items visible from outside.
7. Towels, swimsuits, recreational equipment or household items should not be on the lanai.
8. No interior or wooden furniture is allowed on the lanai.
9. Lanai furniture should be subtle shades of brown, beige, tan, green or grey.
10. No posters, signs, banners or stickers allowed on doors or lanais.

Mahalo,

Leslie Richardson, Chair of Grounds Committee

## GENERAL MANAGER'S REPORT—KARI DAVIS

Aloha Board Members and Owners -

### **Employees –**

In the month of October, Summer came back from furlough after 6 ½ months off. We are thankful to have her back. Larry, our former watchman, is no longer with us. We wish him well in his future endeavors. Israel "Izzy" Emilio was hired to replace him. Please welcome Izzy. James, houseman, came back in August from medical leave after being off for 14 months. Segundo, maintenance, left for another job opportunity beginning of August and Rudy Garcia was hired in September to replace him. In December Elvin will celebrate his 35th anniversary for being at the Maui Sunset and November 2nd he will celebrate a milestone birthday! We are thankful to have him and all the amazing staff at the Maui Sunset. Maintenance and security shirts were purchased for new employees as well as PPE for our staff, gloves and masks.

### **Building –**

This quarter was full of many projects in/on the buildings. 1) Dry Stand Pipe testing was complete 2) new fire hoses were replaced and certified 3) 20 exit emergency lights were replaced with LED lights with battery backup to bring up to code, still need to replace 8 next to center stairwell 4) walkways in both buildings were painted, B building has some walkway edges and the lanai over office still needs to be painted 5) all 20 elevator doors were painted 6) new signs on stairwell doors cautioning exiting stairwell and pedestrian traffic on the outside as exit the stairwell 7) hand sanitizer units installed in all elevators and office 8) center hallway door replaced on 5th floor B building 9) center 1st floor stairwell door replaced B building 10) center stairwell door replaced 5th floor B building 11) trash room doors replaced A building 12) Elvin painted posts on lanai's at the end of the buildings A1, A22, B1, B23 stacks to prevent corrosion 13) Roof lights were found to have corroded bolts and attachments, a couple were remounted for safety.

### **Property –**

We also accomplished many projects around the property. 1) Palm trees were trimmed beginning of October along with other trees on property. 2) Arborist was called to inspect trees and gave report and bid. Company was hired to do strategic trimming for health and longevity of trees on property. 3) Shuffleboards have been repaired and painted. 4) BBQ lights and poles were painted and new BBQ's and covers were purchased 5) recycle bins were repainted 6) new jacuzzi sign installed 7) Indoor pest spraying happened end of July, outdoor perimeter pest spraying happened in October. Next indoor pest spraying is scheduled for January however pest company is determining best practices to enter condos if guests are quarantined and are considering only doing empty condos on a scheduled basis. 8) Waterfall electric pump was broken. Elvin replaced and got it running again. 9) Landscape pump went down due to a corroded connection, Elvin found the problem and repaired it 10) A new pool pump was purchased for draining the pool but is also used for when Waipuilani street floods from rain since it is Maui Sunset responsibility to pump water from road within 24 hours after a storm. Old pump was not powerful enough to do the job. 11) We also purchased a new lawn mower for the grounds.

The Governor has mandated mask wearing while not at home. Masks are required on Maui sunset property and all of Maui County streets.

Pool is open normal hours 8:00 am to 10:00 pm, gym is still closed. Watching jacuzzi for overcrowding and social distancing but so far ok. Activity desk at pool is closed for the foreseeable future so no pool attendant on duty. Security hours were changed from 6pm-4am to 5pm-3am to have more presence at the pool during evening hours.

Both parking lots will be completed by 2nd week of November. We have 48 stored cars that we will be moving in this process. If you will store a car at Maui Sunset please remember to leave the office a spare set of keys for emergencies. We will also be temporarily moving the recycle bins and trash dumpsters while the work is being done.

Kayak storage invoices are set to go out in December for 2021. Storage fees are paid for the entire calendar

*(Continued on page 4)*

(Continued from page 3)

year. Kayaks, SUP or surfboards need to be registered at the office and a number will be given to put on your board and a picture will be taken. Last year we had some non-payments for storage and some boards not registered. Currently I have 9 items that have not been retrieved by an Owner, if they are not retrieved we will follow Hawaii Code 514B by posting a notice in the newspaper and then sold at auction. Storage is only for boards and not other items. The lock for the storage area will be changed to a new code so please visit the office to get the new code and please do not share this code with others for the safety of the equipment being stored there. When using the Kayak area remember to stand your board up in a slot and do not leave it on the ground and remember to lock up both gates when leaving the area.

**Office –**

The new VRscheduler scheduling system has been installed and being used to capture all reservations. If you make reservations through AirBNB or VRBO or another software program we can connect to your calendar and get your reservations automatically. Currently we have 150 owners connected to the software. Some owners that take reservations without a software program can still connect and manually enter their bookings. This has helped the office tremendously making sure we have all the current and correct information. This software is being paid as a monthly office expense.

We also developed a new electronic registration system and it is being used to capture information electronically. The office hours have been modified to 9 am-5 pm Monday thru Saturday. Office is closed on Sundays. Sneeze guards have been installed on the office counter.

This quarter we have had 2 water damage incidents, one in A building and one in B building. Due to the property being mostly empty for several months the main sewer lines have dried up and clogged. Now that guests are arriving back we have had some backups. Please have your on-island contact or property manager regularly check your condo for flooding.

We currently are at 33% occupancy, up from 8% in September. We have 121 reservations for November and 152 reservations for December.

Stay safe, be well and Aloha.

Mahalo!

Kari Davis, General Manager

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Aloha Owners,

I have several boards that are still unaccounted for. If you recognize any of these descriptions as yours please respond to me as soon as possible. Our accountant will be sending out invoices for the 2021 calendar year in December and I would like to make sure we have accounted for everyone. The Kayak storage fees have increased from \$110 to \$115 for the year for one board.

We also provide weekly storage rentals for \$25.00 per week per board. If your guests rent a board and would like to store it in there they will need to register their board with the office to get access to the storage area. Please remind your guests that boards are prohibited from being stored on the Lanais.

Please let me know if you have any questions or recognize any of the boards below.

- 1) Aqualoha yellow/grey wind surfboard
- 2) Pelican Apex 129T orange double kayak (currently on the ground and not in a slot)
- 3) Wind & Sea Surfboard
- 4) Jimmy Lewis Kite board, white
- 5) Double yellow ocean kayak in a grey bag
- 6) Board that has a blue stripped terry cloth cover. I can not see the board description.
- 7) Oregon surf Island wave ski board, blue/yellow

Mahalo,

Kari Davis, General Manager

# DRAFT MINUTES OF THE FOURTH QUARTER BOARD MEETING

## ASSOCIATION OF APARTMENT OWNERS OF MAUI SUNSET BOARD OF DIRECTORS MEETING

Friday, November 6, 2020

### **DIRECTORS PRESENT:**

Sandra Hooper, President/Treasurer; Susan Bharvani, Vice President; Jack Wetherall, Secretary.  
Debra Flynn, Harry Hecht, Steve Meyer, Leslie Richardson, Directors

### **OTHERS PRESENT:**

Kari Davis, General Manager

Approximately 35 Owners were present

### **CALL TO ORDER:**

Ms. Hooper called the Board of Directors Meeting of the Association of Apartment Owners (AOAO) of Maui Sunset to order on Friday, November 6, 2020 at 8:30AM (HST). A quorum was established.

### **PROOF OF NOTICE:**

Ms. Hooper certified that a Notice of Meeting and Meeting Agenda were sent to all Directors and posted on property in accordance with HI state law.

### **APPROVAL OF MINUTES:**

Motion: To approve the Board of Directors Meeting minutes dated August 14, 2020 (Hecht/Richardson)

CARRIED unanimously.

### **PRESIDENT'S REPORT:**

Ms. Hooper presented her report. Ms. Hooper acknowledged the challenging times in which we live, noting that there were few visitors to Maui; however, the staff and the Board used the time to accomplish a number of important projects, including but not limited to:

- Finalizing the Accommodations Agreement
- Completing Annual Workers' Compensation audit
- Finalizing the deal with the County for use of R1 water in our parking lots
- Renewal of insurance and accountant contracts
- Retaining services of arborist
- Refreshing of our property overall (grills, paint, sanitizers, emergency lighting)

- Parking lot resurface scheduled
- Vendor selection and commence B building corner repairs
- Building the draft budget for 2021
- Completing dry stack work and installing new fire hoses
- Reviewing our bylaws relative to 514B
- Updating our newsletter and website
- Obtaining bids for work to be done on Building B (both northwest and southwest corners)

Ms. Hooper closed her report thanking the Board, our General Manager and MS staff for their hard work and diligence in maintaining our buildings and property in the face of so many unknowns and such difficult times.

#### **GENERAL MANAGER'S REPORT:**

Ms. Davis presented her report, including the following office, building and property maintenance updates:

- Dry stack pipe testing completed
- New fire hoses replaced and certified
- Exit emergency lights replaced to code
- Walkways in both buildings painted
- All 20 elevator doors repainted
- New sign on stairwells posted
- Hand sanitizers installed in elevators and office
- Hallway doors and trash room doors replaced in several locations
- Roof lighting remounted with new bolts and attachments
- Lanai posts repainted A1, A22, B1, and B23 stacks
- Tress trimmed
- Work with arborist on strategic plan to address long term health of trees
- Shuffleboards repaired and painted
- BBQ lights and poles painted and new BBQs and covers purchased
- New jacuzzi sign is almost ready; it is being updated to correct a typo and will then be installed
- Recycle bins repainted
- Repair/replaced landscape and waterfall and pool pumps
- Purchased new lawnmower
- New VRscheduler is up and running
- New electronic registration system developed to capture registration information electronically
- Sneeze guards installed on the office counter
- Both parking lots are being resurfaced and will be completed by mid-November

Staff-related updates:

- Summer returned from furlough in October
- A new watchman was hired (Israel Emilio) to replace the former watchman
- Our houseman, James, returned from medical leave in August
- Rudy Garcia was hired to replace our former maintenance person, Segundo
- Elvin is celebrating 35 years with Maui Sunset
- Annual evaluations will be completed in December

The Governor of HI has mandated mask wearing while not at home. Masks are required on all Maui County streets and everywhere on Maui Sunset property.

The pool is now open, normal hours, with furniture arranged to accommodate social distancing; however, the gym remains closed due to ventilation and spacing concerns relative to COVID 19. Security hours changed to 5PM-3AM to have more presence at the pool during evening hours. Modified office hours are 9AM-5PM, Monday through Saturday and closed on Sunday.

Kayak storage charges will increase in 2021 and new invoices are set to go out in December. All kayaks, surfboards or SUPs need to be registered at the office. Locks for the storage area are changing and new codes are available in the office.

There have been a number of water damage incidents in the 4th quarter and these are being addressed with impacted owners and our insurance carrier, when appropriate.

Occupancy is up 25% in September with increasing reservations in November and December 2020.

Ms. Hooper advised that Ms. Davis will be on vacation for 2 weeks in December.

## **TREASURER'S REPORT**

Ms. Hooper reviewed the AOA's financials for the period ending September 30, 2020:

- Total income is over budget \$12,200
- Total expenses are under budget \$64,534
- Net ordinary income is \$76,700 over budget
- Q2 reserve spending was \$51,315 for dry standpipe work and completion of R1 water redesign
- Reserves at 9/30/2020 are \$1,170,618

Ms. Hooper noted that payments of AOA maintenance fees are up to date with the exception of two (2) >30-day delinquencies, to which late fees have been assessed.

Ms. Hooper presented the proposed budget for 2021. She thanked Ms. Davis and Ms. Richardson for their collaboration and diligence in assisting in the preparation of the proposed 2021 budget. Mr. Meyer noted that the proposed 2021 budget, while an increase over 2019, represents a decrease of over 4% from the original 2020 budget.

In summary, the proposed 2021 budget calls for:

- 8.28% reduction in income, mostly due to loss of concession revenue
- 13.77% decrease in cost of payroll and benefits
- 17% reduction in repairs and maintenance costs
- 4% decrease in utilities costs

- 1% decrease in administration costs overall

and is based on the following assumptions:

**Income**

- 1) Increase in late fees
- 2) No concession income or commissions
- 3) 5% increase in storage and kayak/surfboard/SUP storage fees

**Payroll and Benefits**

- 1) Reduction in office hours
- 2) Elimination of board approved employee bonuses; 2% board approved employee raise
- 3) Additional part time maintenance employee
- 4) 5% increase in dental benefit; 1% increase in employee health benefit.

**Repairs & Maintenance**

- 1) Dethatching of MS grounds only
- 2) 1% increase in grounds contract

**Utilities:**

4% decrease in utilities cost

**Administration:**

- 1) 2% increase in accounting fees
- 2) Reduction in bad debt
- 3) Reduction in bank services fees
- 4) Increase in directors' expenses due to new board
- 5) 2% increase in accounting fees
- 6) Reduction in legal fees
- 7) Reduction in meeting expense due to no scribe at board meetings
- 8) Increase in AOA insurance costs of 23% till 7/31/2021 and 5% for remainder of the year
- 9) Increase due to Biennial Registration due 6/30/2021
- 10) Supplies increase due to new scheduling system
- 11) Reduction in taxes due to no concession income

The budget as presented will result in a 2.7% increase to owners' maintenance fees. Additional issues to consider include:

- Is bad debt set appropriately?
- Do we need increase in budgeted legal fees?
- Should we consider dethatching entire property and retain arborist? Cost is \$2,000 each, resulting in a 3% increase in maintenance fee vs. 2.7%.

Following further discussion of these issues by the Board, the following motion resulted.



Motion: To adopt proposed budget as presented, without dethatching or arborist fees. (Wetherall/Hecht)

Motion: To amend budget to include cost of arborist (\$2,000) and dethatching (\$2,000). (Meyer/Bharvani)

CARRIED unanimously.

Sandra will send a letter to owners notifying them of a 3% increase in maintenance fees in 2021.

## SECRETARY'S REPORT

Mr. Wetherall advised that we completed and filed one RR1105 on unit. There is no further business to report, concluding the Secretary's Report.

## COMMITTEE REPORTS:

### Amenities Report:

Ms. Bharvani reported that occupancy is scheduled to increase due to opening of travel. This may require we impose limits on occupancy at pool and hot tub. In this regard, Ms. Bharvani surveyed other properties regarding limitations on pool attendance. Bathing Load Calculation is used by one property which is basically 50% of normal capacity. As it relates to MS, this calculation limitation equates to 75 to 80 people at the pool and 4 people in the hot tub. Our exercise room must remain closed due to COVID health concerns. Ms. Bharvani also surveyed other properties regarding hiring of pool monitor personnel. Only 1 property has hired a pool monitor and reported that the hiring of this individual has not reduced pool violations.

Boss Frogs is keeping conversations open regarding returning to MS, however, it is unlikely to happen before 2021.

As previously reported, a number of updates have been made to the property to maintain its aesthetic and safety. Many thanks to Kari Davis and staff for their hard work in keeping MS running smoothly

### Human Resources Report:

Ms. Hooper noted that this area has been covered by Kari Davis in the General Manager's Report.

### Beach Report:

Mr. Meyer reported that erosion continues to have a major impact on our shoreline, sharing a picture timeline of the impact of erosion on shoreline frontage.

### Timeshare Report:

The 4th quarter timeshare board meeting was held via Zoom. The timeshare board and staff have used the time associated with reduced occupancy to complete a number of projects and unit updates.

### Buildings/Long Range Planning Reports:

Dr. Hecht provided an update on buildings and long-range planning.

### Buildings:

1. SW corner of B building: Applied for the building permit on 11/2/2020 and should be received in 3 to 4 months. The permit is good for 2 years, with a possible 2-year extension, allowing some flexibility in timing. Once we have the permit, we will likely be under construction in March or April 2021. The cost of construction will be approximately \$600,000.
2. Corrosion issue on the NW corner of B Building (stack 23): Dr. Hecht in negotiations with Land & Sea Construction for an acceptable proposal for completing this work.

3. County of Maui has completed its inspection and State of HI has provided an Approval to Use. R1 Water project is complete.
4. Sidewalk installation along west side of South Kihei road is out to bid. Sidewalk will be within County of Maui right-of-way.

The Board discussed the specifics of the NW corner of B Building project, exploring alternatives that can be more immediate in repair while waiting for the longer-term solution to be completed.

Motion: To approve a temporary fix by MS staff on NW corner of B Building (stack 23) while waiting for long-term project to be completed. (Meyer/Hecht)

CARRIED by majority (Wetherall abstained).

#### Long-range planning:

Dr. Hecht reported that due to fiscal uncertainties at this time, long-range planning is put on hold.

#### Communications and Newsletter:

Mr. Meyer presented his report highlighting the 3rd quarter newsletter was published in late August. The MS homeowner website continues to be the best way to get updated information on MS. As reported previously, we are beta testing a new website and hope to have something new in place in the near future. As a reminder, there is a MS homeowner Facebook group available. Also, there is a savings to the AOA if homeowners elect to receive the newsletter electronically and if a homeowner wishes to receive electronically, contact Steve at [steve@mauisunset.com](mailto:steve@mauisunset.com)

Regarding the Annual Homeowners' Meeting, the timeline for proxy and notification is as follows:

- November 9th - posting of announcement of intent to solicit proxies for the annual meeting.
- November 16th – deadline for owners wishing to use AOA funds to solicit proxies to submit their letters.
- The general proxy will go out within 21 days after posting.

There are a limited number of meeting location options available given COVID-related restrictions on maximum number of participants in attendance. Some options under discussion include (i) conducting a hybrid meeting where the Board attends in person and owners participate virtually, (ii) postpone the annual meeting, or (iii) go to all mail-in ballot voting. Ms. Hooper asked for everyone's patience as we work through the logistics of the AHM, given the challenges of COVID.

One homeowner asked if the Governor of HI has issued any guidance relative to a delay in AHM meetings. Ms. Hooper answered that to our knowledge, no such guidance has yet been issued and we are therefore moving forward with looking at our options. Mr. Wetherall suggested that we proceed with a good faith effort to conduct our annual meeting in compliance with our bylaws.

#### Insurance:

Ms. Flynn reported that all insurance renewals were finalized and approved by the Board. The overall increase to premiums is 21%, primarily attributable to a significant increase in our Commercial Property insurance premium. An increase of 5% has been budgeted for the 2021-2022 renewal. Also, in 2021, we will be marketing our insurance services as a matter of due diligence, with the last service review having been done in 2017. Ms. Flynn also noted that as of October 7, 2020, all owners, with the exception of one, are reported to have homeowners' coverage on their units. Finally, Ms. Flynn reported that there have been a number of water damage claims, as reported by Ms. Davis in the GM Report. These events have gone to insurance claim and it bears noting that this increase in our experience can negatively impact the 2021-2022 renewal beyond the 5% currently budgeted. Ms. Flynn thanked Kari Davis for her excellent and efficient handling of these time sensitive events.

Owner questions regarding the pipe clog issues were addressed by Ms. Davis within the context of previous experience and budget concerns. Ms. Davis recommends all owners have their on-island contacts check their units for water leaks/damage. Ms. Hooper asked that Mr. Meyer include a notice to that effect in the Newsletter and that Ms. Davis send another email to owners with this reminder.

### Grounds & Design:

Ms. Richardson presented the Grounds & Design report. Ms. Richardson noted that having arrived on island on October 28th, she has had the opportunity to walk the grounds, with the following observations:

- Parking lot grass is suffering and not as lush as courtyard
- The dip between MS property and the park has recovered and is looking much improved
- Reservoirs for AC units have been removed and dripping and pooling of water in the hallways is presenting a safety hazard
- As reported earlier, an arborist has been hired to address the health of our tree canopy in the courtyard and parking lots
- The asphalt seal coating is starting on the B side this week
- New BBQ grills were installed and are functioning at premium levels
- Continued complaints regarding pool rule violations is an on-going concern. Ms. Richardson has spent time at the pool during her visit and has not observed violations as such and will continue to monitor during her stay.

### Rules and regulations:

Mr. Wetherall reported that the House Rules have been updated and adopted by the Board and are posted on the website. Regarding our bylaws, we still reference HRS 514A, while we adopted and are governed by HRS 514B. Our bylaws will need updating. In 2021, a review of the bylaws will be conducted by a committee of selected Board and owner participants. The expectation is to present updated bylaws at the 2022 annual meeting for owner vote and approval.

### **UNFINISHED/NEW BUSINESS:**

Ms. Hooper reported that the vendors working on the dry stack stand project will likely require an additional \$10,000 to \$12,000 in costs.

Ms. Flynn reported that over the Summer and Fall, she completed a comprehensive review of our bylaws compared to HRS 514B. A chart was prepared with commentary relative to the differences in language, changes in process we may wish to consider and areas where we may wish to adopt additional protocols in our governance. It is recommended that the committee which comes together to collaborate on the review of our bylaws use the chart as its guideline. Once the committee review is complete, legal counsel will be engaged to sign off on recommended changes, followed by education of the entire ownership of recommended changes and adoption of updated bylaws by January 2022.

Ms. Hooper invited discussion around educating owners and guests relative to the presence of R1 water on MS property. The Board asked that Mr. Meyer and Ms. Davis work together to develop a strategy to educate owners, guests, vendors, and all visitors to MS of the necessary precautions regarding R1 water.

Ms. Hooper advised the Board that one owner had submitted a question prior to the meeting. The question dealt with parliamentary procedure relative to making motions at meetings. Ms. Hooper spoke at length with the owner, reviewing parliamentary procedures for making motions at meetings.

Motion: To adjourn the meeting at 11:02am HST (Flynn/Hecht)

CARRIED unanimously.

The Board will convene Executive Session at 11:15am (HT) to discuss legal, contract and employee-related issues.

# CANADIAN PRE-TRAVEL TESTING TO HAWAI'I BEGINS MID-DECEMBER

November 19, 2020, 1:58 PM HST · Updated November 19, 2:36 PM

Governor Ige today announced that beginning in mid-December, travelers flying from Canada to Hawaii may bypass the state's mandatory 14-day quarantine if they take a COVID-19 test from labs identified by Air Canada and WestJet.

The test must be taken within 72 hours of travel to the State of Hawai'i, and a negative test result must be received prior to departure. Travelers without proof of a negative test result prior to boarding their flight to Hawai'i will be required to self-quarantine for 14-days or the length of stay, whichever is shorter.

"Many Canadians love to visit Hawaii during the winter months to escape the cold weather, so the timing for this works well. Hawaii has the most rigorous pre-travel testing program in the United States, and we're grateful to Air Canada and WestJet for making it available to their passengers," said Gov. David Ige.

Air Canada and WestJet will be identifying testing entities in Canada, with the Hawaii State Department of Health's approval, for purposes of the pre-testing program. Canadian residents should look to these Canadian-based carriers for the testing options in their country:

Air Canada: <https://www.aircanada.com/ca/en/aco/home.html#/>

WestJet: <https://www.westjet.com/en-ca/travel-info/covid-testing>

The pre-travel testing program is one layer of the state's comprehensive Safe Travels Hawaii program

that makes every step of the travel process safer – from pre-arrival testing to post-arrival accommodations and experiences.

"The Safe Travels Hawaii pre-travel testing program has been a valuable extra layer of safety for the state of Hawaii and is being emulated across the country by other states," Lt. Gov Josh Green said. "We look forward to welcoming our friends and family from Canada and appreciate the efforts of WestJet and Air Canada to make the process as safe and smooth as possible."

"We're pleased that we're able to work with partners to open up travel for Canadian visitors. We look forward to welcoming travelers from Canada and ask them to visit with aloha, following health and safety protocols and taking part in voluntary post-arrival testing to ensure that they are free of COVID-19," said Mayor Michael P. Victorino, Maui County.

"The resumption of transpacific travel from Canada will strengthen Hawai'i's gradual economic recovery; and HTA extends its gratitude to Air Canada, WestJet and to all of our travel partners across Canada. Concurrently, the stricter test result requirement announced by the governor today is a prudent and urgent response to thwarting the spread of COVID-19 in Hawai'i, while our local visitor industry sustains its leadership efforts in restoring jobs and the economy of Hawai'i," said Hawai'i Tourism Authority president and CEO John De Fries.

"We welcome Gov. Ige's announcement today designating Air Canada as one of Hawaii's Trusted Travel

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partners and extending the State of Hawaii's pre-travel testing program to Air Canada's customers. Programs like this that provide viable, effective and alternative options to blanket quarantine requirements, are an important step to safely reopen travel around the world. We look forward to our Honolulu and Maui flights from Vancouver and Calgary starting mid-December onboard our state-of-the-art Dreamliner aircraft, featuring our industry-leading Air Canada Clear-Care+ biosafety measures," said Timothy Liu, Managing Director, Sales Planning at Air Canada.

"On behalf of WestJet and our guests, thank you to Gov. Ige, the State of Hawai'i and the teams involved in Hawai'i's Trusted Travel Partner Program. This health and science-based approach to eliminating quarantine will help build confidence in travel to your beautiful state and is an important step in getting the tourism and travel industry back up and running while safely supporting the many Canadians who view Hawaii as an won-

derful winter getaway," said Arved von zur Muehlen, WestJet Chief Commercial Officer.

Canadian nationals traveling abroad are still subject to a 14-day quarantine upon their return to the country. Travel restrictions on U.S. travel to Canada remain in place.

The announcement comes after the establishment of pre-travel testing from Japan to Hawaii earlier this month. Hawaii is also exploring travel between other international destinations.

"We continue to work with the countries of South Korea, Taiwan (who has expressed interest) and we are still in conversation with New Zealand, although they've made it very clear that their priority is Australia and re-establishing travel to Australia," said Gov. Ige.

"The challenge we have is that we're part of the US (and many nations have shut down travel to the US) and we're having to request that Hawaii be treated differently than the rest of the country," he said.

## CATCHING COVID ON AN AIRPLANE ABOUT AS LIKELY AS BEING STRUCK BY LIGHTNING: IATA



Anna Kroupina, Open Jaw

13.10.20

They could have used other examples of extremely low odds: a meteor strike, winning the powerball, finding a four-leaf clover.

IATA is using the dramatic comparison to a lightning strike to emphasize the relative safety of air travel. <https://www.iata.org/en/pressroom/pr/2020-09-08-012/>

The association's Director General and CEO, Alexandre de Juniac, stated in a news release that according to its data, there have been 44 cases of COVID-19 transmitted onboard aircraft among 1.2 billion passengers travelling since the start of 2020. That's one case for every 27 million travellers - actually much smaller than the odds of being struck by lightning.

IATA's medical advisor, Dr. David Powell, added that "the risk of a passenger contracting Covid-19 while onboard appears very low. We recognize that this may be an underestimate but even if 90% of the cases were un-reported, it would be one case for every 2.7 million travellers. We think these figures are extremely reassuring. Furthermore, the vast majority of published cases occurred before the wearing of face coverings in-flight became widespread."

IATA points to a joint publication by aircraft manufacturers Airbus, Boeing and Embraer to explain the marginal chances of infection in-flight. The manufacturers' report says the low numbers are, in part, to the efficacy of airflow systems on aircraft in controlling the movement of particles in the cabin, limiting the spread of viruses.

In the case of Boeing, the manufacturer studied the coughing passenger with and without a mask, the coughing passenger located in various seats including the middle seat, and different variations of passengers' individual overhead air vents on and off.

(Continued on page 14)

(Continued from page 13)

“This modelling determined the number of cough particles that entered the breathing space of the other passengers”, said Dan Freeman, the chief engineer for Boeing’s Confident Travel Initiative. “We then compared a similar scenario in other environments, such as an office conference room. Based on the airborne particle count, passengers sitting next to one another on an airplane is the same as standing more than seven feet (or two meters) apart in a typical building environment.”

The Airbus study found that potential exposure to COVID-19 was actually lower when seated side-by-side on a plane than when staying six feet apart in an environment such as an office, classroom or grocery store.

“After multiple, highly-detailed simulations using the most accurate scientific methods available, we have concrete data which reveals the aircraft cabin offers a much safer environment than indoor public spaces,” said Bruno Fargeon, Airbus Engineering and the leader of the Airbus Keep Trust in Air Travel Initiative. “The way that air circulates, is filtered and replaced on airplanes creates an absolutely unique environment in which you have just as much protection being seated side-by-side as you would standing six feet apart on the ground.”

According to IATA, the High Efficiency Particulate Air (HEPA) filters, the natural barrier of the seatback, the downward flow of air, and high rates of air exchange all work together to reduce the risk of disease transmission on board. The addition of mask-wearing amid pandemic concerns adds a further and significant extra layer of protection.

IATA pointed to another study, a peer-reviewed study by Freedman and Wilder-Smith in the Journal of Travel Medicine, which also supported the low numbers of in-flight transmissions and pointed to the efficacy of mask-wearing in further reducing risk.

“There is no single silver-bullet measure that will enable us to live and travel safely in the age of COVID-19. But the combination of measures that are being put in place is reassuring travellers the world over that COVID-19 has not defeated their freedom to fly. Nothing is completely risk-free. But with just 44 published cases of potential inflight COVID-19 transmission among 1.2 billion travellers, the risk of contracting the virus on board appears to be in the same category as being struck by lightning,” concluded de Juniac.



# PRE-TRAVEL COVID-19 TEST RESULTS MUST BE IN HAND PRIOR TO DEPARTURE FOR HAWAI'I



Kahului Airport. File photo: March 27, 2020.

Starting next Tuesday, Nov. 24, travelers wishing to bypass the 14-day mandatory quarantine must have their COVID-19 test results – from a trusted testing partner – prior to departure for the State of Hawaii. If test results are not available before boarding the final leg of the trip, the traveler must quarantine for 14 days or the length of the stay, whichever is shorter.

“We’re taking this added safety precaution now in response to the dramatically increasing number of COVID-19 cases in the continental United States and around the world,” said Gov. Ige.

Currently 94 percent of travelers participating in the pre-travel testing program for Hawaii arrive here with their tests in hand; but at least 44 travelers who took the pre-travel test before departure, got a positive result upon arrival or a day or two later.

“It isn’t a large number, but it’s enough to change the policy. We have to close the gap to ensure everyone’s safety. The health of our residents and visitors is our primary concern, especially as more people travel to Hawaii to celebrate the holidays,” said Gov. Ige.

The new policy applies to domestic transpacific flights and international flights departing from locations in which the State of Hawaii pre-testing programs are in place.

Gov. Ige also announced that beginning in mid-December, travelers flying from Canada to Hawaii may bypass the state’s mandatory 14-day quarantine if they take a COVID-19 test from labs identified by Air Canada and WestJet.

The test must be taken within 72 hours of travel to the State of Hawai’i, and a negative test result must be received prior to departure.

Travelers without proof of a negative test result prior to boarding their flight to Hawai’i will be required to self-quarantine for 14-days or the length of stay, whichever is shorter.



## PRE-TRAVEL TESTING THOUGHTS AND TIPS



### Honolulu Couple Finds Preparation is Key

HONOLULU – When Jeff and Jean Lilley flew to Dallas to be present for the birth of their first grandchild, they knew there was a chance they'd have to quarantine when they returned home.

However, they report their experience with Hawai'i's pre-travel testing program for incoming passengers, which started on October 15, was largely positive. Jeff, the pastor of the Lutheran Church of Honolulu, says preparation and practice were key to a smooth return to the islands and bypassing the mandatory 14-day quarantine with a negative test result from a trusted testing and travel partner.

After the birth of their grandson Franklin, the couple spent nearly three weeks with him and his parents. While it wasn't required, they also got tested when they arrived in Texas. "We all wanted to be sure no one was exposed, particularly Franklin," Jean said.

Even before leaving Honolulu, the couple familiarized themselves with the functionality of the Hawai'i Safe Travels application and set up their individual accounts. They feel it is really important to have a smart phone in order to be able to download PDF files of required test results, literally on-the-fly. They also researched information on our state's trusted testing and travel partners; labs, pharmacies, clinics and online providers of approved pre-travel COVID-19 testing. They picked one of the national pharmacy chains for their tests in Dallas.

By the time they departed Dallas early one morning, they had not received their results and Jean says she was a little anxious about that. After landing in Los Angeles for a layover they discovered their negative test results were in. They'd already practiced uploading PDFs from their smart phones into the documents section of the mandatory travel and health form. By the time they landed back home, their results had been verified, and they sailed through health screenings at the airport, without any issues and with no quarantine requirement.

Pastor Jeff says they were prepared to quarantine if necessary because they have jobs where that's possible. They'd decided that even if the pre-travel testing program had not debuted on Oct. 15, they were going to travel regardless for the momentous occasion of Franklin's birth. "I'm glad the state has this program for people needing to travel to the mainland for vari-

ous family reasons," he said. Jean added that if not for the birth of their grandson they probably would not have traveled while coronavirus cases continue to rise across the country. They both expressed surprise and delight to find great compliance with local face covering rules in the Dallas metroplex but did observe that in more rural areas, people were not universally wearing face coverings. Here are the Lilley's recommendations for preparing to travel out-of-state:

Set up your account at [travel.hawaii.gov](https://travel.hawaii.gov) well in advance.

Familiarize yourself with what kind of information you'll need to provide about your itinerary, current health status, residence/lodging, and testing status.

Know your technology and practice uploading PDF files to your phone so you can seamlessly transfer them to the Safe Travels app. Follow the directions on uploading a quality PDF file for your test result with the required information, which will help improve chances of expediting verification of test results. Please visit <https://ets.hawaii.gov/travelhelp/> for more information.

Review the options for trusted testing and travel partners, as the state doesn't accept COVID-19 testing from non-approved partners. Research which partners provide testing in your departure city or town and be sure to schedule within the 72-hour departure window.

The Lilley's were among the 204,685 trans-Pacific and international travelers to arrive in Hawai'i between Oct. 15 and yesterday. They were lucky their test results were verified by the time they landed, as it can take 2-3 days to get results back if a passenger is unable to upload them prior to departing for the islands. During that time travelers are required to quarantine.

The chart (on the next page) outlines the current requirements for international, domestic, and inter-island travel.



Commencing November 24, 2020, the negative test result must be uploaded onto the SafeTravels Hawai'i account prior to departure or printed out prior to departure and hard copy in hand when arriving in Hawai'i. Failure to do either will result in a 14-day quarantine upon arrival in Hawai'i.



# SAFE TRAVELS HAWAII'I QUICK FACTS



**Domestic  
Trans-Pacific Travel**  
↓  
**14-Day Quarantine**



**To Bypass Quarantine:**

- Show proof of negative test result upon arrival
- Must take a nucleic acid amplification (NAAT) pre-travel test within 72 hours from the final leg of departure. The State of Hawai'i will accept test results **ONLY** from **TRUSTED TESTING AND TRAVEL PARTNERS**.
- Applies to all passengers ages 5 and over; travelers pay for test
- Must complete Safe Travels Hawai'i online form prior to arrival
- Or other exemption provided by the state

~~Travelers arriving in Hawai'i with pending test results will remain in quarantine until negative test results uploaded to the Safe Travels Hawai'i account and Safe Travels Hawai'i receives confirmation by email that traveler is removing from quarantine~~

**Second Test After Arrival**

<b>City and County of Honolulu</b> Not required	<b>County of Hawai'i</b> Required at airport up to 25% without quarantine; free	<b>Maui County</b> Voluntary 72 hours after arrival; free	<b>Kaua'i County</b> Voluntary 72 hours after arrival; free
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**Traveling Inter-Countries  
(between counties)**  
↓  
**14-Day Quarantine**



**To Bypass Quarantine:**

- **Traveling into City and County of Honolulu**  
No test and no quarantine required
- **Traveling into County of Hawai'i**  
**OPTION 1:** Pre-test 72 hours prior to departure, same requirements as domestic Trans-Pacific; **OR**  
**OPTION 2:** Post-arrival test in quarantine until negative test received and verified. May break quarantine to test.
- **Traveling into Maui County**  
Pre-test 72 hours prior to departure, same requirements as domestic Trans-Pacific
- **Traveling into Kaua'i County**  
Pre-test 72 hours prior to departure, same requirements as domestic Trans-Pacific
- Or other exemption provided by the state or county

**International  
Trans-Pacific Travel**  
↓  
**14-Day Quarantine**



**To Bypass Quarantine:**

- **Travelers from Japan**  
Pre-test 72 hours prior to departure, same requirements as domestic Trans-Pacific
- Currently no other pre-travel test exemptions

For more information, visit  
**HawaiiCOVID19.com**  
**1-800-GOHAWAII**

Completing the state of Hawai'i's Safe Travels Hawai'i program application form and obtaining your QR code(s) for Hawai'i airport processing **PRIOR** TO departure will significantly reduce your arrival airport screening and processing time.

2021 Budget reflects a 4.41% decrease from original 2020 Budget or a 3% increase over 2019.  
 Dues were reduced mid-year back to 2019 levels.

**Mauai Sunset AOA  
 Budget  
 2021**

**Dues increase: 3.0%** 100%

	Budget 2021	Revised 2020	Incr/Decr from prior year	Original 2020
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4001 - Maintenance Fees	1,720,625.00	1,671,075.00	-4.41%	1,800,083.00
4005 - Late Fees	1,000.00	100.00	900.00%	100.00
4101 - Electricity Income	458,000.00	458,000.00	0.00%	458,000.00
4105 - Electricity Owners	(445,000.00)	(445,000.00)	0.00%	(445,000.00)
4305 - Concession Income		19,050.00	-100.00%	78,200.00
4310 - Activities Desk Commission		975.00	-100.00%	6,000.00
4320 - Kayak Storage	2,760.00	3,500.00	-21.14%	3,500.00
4330 - Storage Rental	20,996.00	18,500.00	13.49%	18,500.00
4501 - Interest Income	38.00	20.00	90.00%	20.00
4550 - Other Income	1,500.00	1,500.00	0.00%	1,500.00
<b>Total Income</b>	<b>1,759,919.00</b>	<b>1,727,720.00</b>	<b>-8.28%</b>	<b>1,918,883.00</b>
<b>Gross Profit</b>	<b>1,759,919.00</b>	<b>1,727,720.00</b>	<b>-8.28%</b>	<b>1,918,883.00</b>
<b>Expense</b>				
5100 - Payroll and Benefits				
Subtotal Payroll - Wages	401,900.00	387,818.00		481,761.00
5201 - Payroll Taxes	32,000.00	30,000.00	-3.03%	33,000.00
5250 - Employee Benefits	89,800.00	88,000.00	-21.54%	114,453.00
5301 - TDI Insurance	1,400.00	1,600.00	-12.50%	1,600.00
5305 - Workers Comp Insurance	13,282.00	13,798.00	-3.74%	13,798.00
5310 - B-408 Costs	1,500.00	1,500.00	0.00%	1,500.00
<b>Total 5100 - Payroll and Benefits</b>	<b>539,882.00</b>	<b>522,714.00</b>	<b>-13.77%</b>	<b>626,112.00</b>
6100 - Repairs and Maintenance				
6110 - Building	12,000.00	17,000.00	-45%	22,000.00
6115 - Elevator Maintenance	500.00	1,000.00	-50%	1,000.00
6120 - Elevators	17,000.00	17,388.00	-2%	17,388.00
6125 - Equipment/Tools	1,500.00	4,500.00	-73%	5,500.00
6130 - Grounds - Contract	175,639.00	173,900.00	1%	173,900.00
6135 - Grounds - Supplies	9,000.00	10,000.00	-10%	10,000.00
6140 - Grounds - Dethatch	6,000.00	4,000.00	50%	4,000.00
6145 - Hydrojet Contract	3,000.00	3,500.00	-45%	5,500.00
6150 - Maintenance-Supplies	12,000.00	12,000.00	0%	12,000.00
6155 - Paint	500.00	1,500.00	-67%	1,500.00
6160 - Pest Control	10,500.00	10,000.00	5%	10,000.00
6170 - Pool-Supplies	10,000.00	10,000.00	-29%	14,000.00
6190 - Vehicle Expenses	700.00	700.00	0%	700.00
<b>Total 6100 - Repairs and Maintenance</b>	<b>258,339.00</b>	<b>265,488.00</b>	<b>-17%</b>	<b>312,103.00</b>
7000 - Utilities				
7001 - Cable	135,000.00	130,407.00	4%	130,407.00
7005 - Electricity-AOAO	6,000.00	6,000.00	0%	6,000.00
7010 - Propane	25,000.00	25,000.00	0%	25,000.00
7015 - Refuse	40,000.00	44,000.00	-20%	50,000.00
7020 - Sewer	103,000.00	103,000.00	-6%	109,400.00
7025 - Telephone	8,100.00	7,800.00	4%	7,800.00
7030 - Water	27,180.00	33,000.00	-25%	36,000.00
R1 water	500.00			

**Maui Sunset AOA**

**Budget**

**2021**

**Dues increase: 3.0%**

100%

	Budget 2021	Revised 2020	Incr/Decr from prior year	Original 2020
7031 Water Pool	5,820.00			
<b>Total 7000 - Utilities</b>	<b>350,600.00</b>	<b>349,207.00</b>	<b>-4%</b>	<b>364,607.00</b>
<b>7100 - Administration</b>				
7108 - PV System Lease	46,581.00	46,581.00	0%	46,581.00
7110 - Audit/Tax Prep	4,000.00	4,000.00	0%	4,000.00
7115 - B-408 Utilities/Telephone	2,500.00	3,000.00	-17%	3,000.00
7120 - Bad Debt	500.00	2,000.00	-33%	750.00
7125 - Bank Service Fees	2,600.00	3,000.00	-13%	3,000.00
7135 - Copier Maintenance	-	600.00	-100%	600.00
7140 - Director's Expenses	21,750.00	13,000.00	9%	20,000.00
7145 - Accounting	53,000.00	53,000.00	0%	53,000.00
7150 - Insurance	134,946.00	108,159.00	25%	108,159.00
7155 - Legal Fees	5,000.00	10,000.00	-83%	30,000.00
7160 - Meeting Expenses	1,000.00	2,000.00	-50%	2,000.00
7165 - Mgt Fees--Annual Mtg	5,000.00	5,000.00	0%	5,000.00
7170 - Administration Misc Expenses	3,600.00	1,500.00	140%	1,500.00
7175 - Newsletter & Postage	1,500.00	2,000.00	-25%	2,000.00
7180 - Non-Budget Misc	500.00	1,500.00	-67%	1,500.00
7195 - Postage	2,000.00	1,600.00	25%	1,600.00
7201 - Property Taxes	3,500.00	3,500.00	0%	3,500.00
7210 - Supplies-Administration	6,300.00	2,000.00	215%	2,000.00
7215 - Taxes - GET	4,400.00	4,400.00	0%	4,400.00
7217 - Taxes - Income	4,000.00	12,600.00	-68%	12,600.00
7220 - Uniforms	250.00	700.00	-64%	700.00
7230 - Website Maintenance	250.00	250.00	0%	250.00
7501 - Reserves Transfer	299,921.00	299,921.00	0%	299,921.00
7800 - Depreciation Expense	8,000.00	10,000.00	-20%	10,000.00
<b>Total 7100 - Administration</b>	<b>611,098.00</b>	<b>590,311.00</b>	<b>-1%</b>	<b>616,061.00</b>
<b>7705 - Special Project</b>				
<b>Total Expense</b>	<b>1,759,919.00</b>	<b>1,727,720.00</b>	<b>-8%</b>	<b>1,918,883.00</b>
<b>Net Ordinary Income</b>				

## Monthly Maintenance Fees by Floor Plan

Maintenance	Owner %	Units	Size	Floor plan
\$ 534.27	37.08%	134	1 Bedroom	D
\$ 700.55	48.62%	31	2 Bedroom	C
\$ 767.98	53.30%	10	2 Bedroom	B-1
\$ 796.94	55.31%	10	2 Bedroom	E
\$ 799.68	55.50%	30	2 Bedroom	B
\$ 1,110.04	77.04%	8	3 Bedroom	A
\$ 1,128.48	78.32%	2	3 Bedroom	A-1

**The AOA of Maui Sunset**  
**Profit & Loss Budget vs. Actual**  
For the Ten Months ended October 31, 2020

	TOTAL					
	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
4001 - Maintenance Fees	131,542.06	131,578.40	-36.34	1,407,989.00	1,407,918.22	70.78
4005 - Late Fees	25.00	8.34	16.66	300.00	83.34	216.66
4101 - Electricity Income	15,396.05	38,166.66	-22,770.61	274,500.86	381,666.66	-107,165.80
4105 - Electricity Owners	-12,321.18	-37,083.34	24,762.16	-233,208.46	-370,833.34	137,624.88
4305 - Concession Income	0.00	0.00	0.00	19,050.00	31,750.00	-12,700.00
4310 - Activities Desk Commission	0.00	0.00	0.00	975.00	2,500.00	-1,525.00
4320 - Kayak Storage	212.36	291.66	-79.30	1,885.26	2,916.66	-1,031.40
4330 - Storage Rental	1,469.53	1,541.66	-72.13	15,084.89	15,416.66	-331.77
4601 - Interest Income	2.65	1.66	0.99	10.96	16.66	-5.70
4650 - Other Income	0.00	125.00	-125.00	0.00	1,250.00	-1,250.00
<b>Total Income</b>	<b>136,326.47</b>	<b>134,630.04</b>	<b>1,696.43</b>	<b>1,486,587.51</b>	<b>1,472,684.86</b>	<b>13,902.65</b>
<b>Gross Profit</b>	<b>136,326.47</b>	<b>134,630.04</b>	<b>1,696.43</b>	<b>1,486,587.51</b>	<b>1,472,684.86</b>	<b>13,902.65</b>
<b>Expense</b>						
5100 - Payroll and Benefits	45,297.98	37,431.35	7,866.63	425,940.27	448,036.74	-22,096.47
<b>5100 - Repairs and Maintenance</b>						
6110 - Building	5,946.76	1,119.04	5,827.72	17,608.08	14,761.90	2,846.18
6115 - Elevator Maintenance	0.00	83.34	-83.34	0.00	833.34	-833.34
6120 - Elevators	1,459.53	1,449.00	10.53	14,309.35	14,490.00	-180.65
6125 - Equipment/Tools	667.14	315.47	351.67	2,039.54	3,869.05	-1,829.51
6130 - Grounds - Contract	14,490.12	14,491.66	-1.54	144,901.20	144,916.66	-15.46
6135 - Grounds - Supplies	320.95	833.34	-512.39	6,856.81	8,333.34	-1,476.53
6140 - Grounds - Detatch	0.00	333.34	-333.34	1,554.42	3,333.34	-1,778.92
6145 - Hydrojet Contract	0.00	172.62	-172.62	1,028.98	3,154.76	-2,125.78
6150 - Maintenance-Supplies	1,071.95	1,000.00	71.95	7,985.20	10,000.00	-2,014.80
6155 - Paint	603.18	125.00	478.18	4,434.01	1,250.00	3,184.01
6160 - Pest Control	865.27	833.34	31.93	8,652.70	8,333.34	319.36
6170 - Pool-Supplies	1,060.17	595.23	464.94	6,328.83	8,809.52	-2,480.69
6172 - Security Cameras	0.00	0.00	0.00	0.00	12,500.00	-12,500.00
6175 - Security Camera Maint.	0.00	0.00	0.00	0.00	1,277.08	-1,277.08
6177 - Security Licensing Fees	0.00	0.00	0.00	0.00	645.83	-645.83
6190 - Vehicle Expenses	0.00	58.34	-58.34	493.03	583.34	-90.31
<b>Total 5100 - Repairs and Maintenance</b>	<b>27,485.07</b>	<b>21,409.72</b>	<b>6,075.35</b>	<b>216,192.15</b>	<b>237,091.50</b>	<b>-20,899.35</b>
<b>7000 - Utilities</b>						
7001 - Cable	11,178.94	10,867.25	311.69	111,661.20	108,672.50	2,988.70
7005 - Electricity-AOA	535.76	500.00	35.76	5,039.10	5,000.00	39.10
7010 - Propane	1,806.23	2,083.33	-277.10	20,142.57	20,833.33	-690.76
7015 - Refuse	2,139.90	3,309.52	-1,169.62	25,312.20	37,380.95	-12,068.75
7020 - Sewer	9,688.50	8,202.38	1,486.12	90,387.00	86,595.23	3,791.77
7025 - Telephone	684.71	650.00	34.71	6,968.28	6,500.00	468.28
7030 - Water	3,299.30	2,571.43	727.87	27,012.50	27,857.15	-844.65
7031 - Water - Pool	333.30	0.00	333.30	1,684.20	0.00	1,684.20
7032 - Water - Reclaimed	200.98	0.00	200.98	200.98	0.00	200.98
<b>Total 7000 - Utilities</b>	<b>29,867.62</b>	<b>28,183.91</b>	<b>1,683.71</b>	<b>288,408.03</b>	<b>292,839.16</b>	<b>-4,431.13</b>
<b>7100 - Administration</b>						
7108 - PV System Lease	3,881.78	3,881.75	0.03	38,817.80	38,817.50	0.30
7110 - Audit/Tax Prep	0.00	333.33	-333.33	3,854.16	3,333.33	520.83
7115 - B-408 Utilities/Telephone	154.41	250.00	-95.59	1,798.78	2,500.00	-701.22
7120 - Bad Debt	0.00	241.07	-241.07	0.00	1,517.85	-1,517.85
7125 - Bank Service Fees	234.78	250.00	-15.22	2,371.05	2,500.00	-128.95

See Accountant's Compilation Report

Directors of the board received a per-diem of \$250 per meeting. 6 members for 2nd quarter and 7 members for 3rd and 4th quarter meetings. Due to pandemic travel restrictions, airfare for meetings was not required.

	TOTAL					
	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	Budget	\$ Over Budget
7135 - Copier Maintenance	84.36	50.00	34.36	84.36	500.00	-415.64
7140 - Director's Expenses	0.00	666.66	-666.66	7,307.48	11,666.66	-4,269.18
7145 - Accounting	4,591.12	4,416.66	174.46	46,749.69	44,166.66	2,583.03
7150 - Insurance	11,016.42	9,013.25	2,003.17	95,364.45	90,132.50	5,231.95
7155 - Legal Fees	0.00	0.00	0.00	2,392.87	12,500.00	-10,107.13
7160 - Meeting Expenses	0.00	166.66	-166.66	507.81	1,666.66	-1,158.85
7165 - Mgt Fees-Annual Mtg	200.00	416.66	-216.66	1,612.22	4,166.66	-2,554.44
7170 - Administration Misc Expenses	182.88	125.00	57.88	2,569.51	1,250.00	1,319.51
7175 - Newsletter & Postage	0.00	166.66	-166.66	1,493.85	1,666.66	-172.81
7180 - Non-Budget Misc	53.71	125.00	-71.29	537.10	1,250.00	-712.90
7185 - Outside Services	0.00	0.00	0.00	10.00	0.00	10.00
7190 - Owners Exp-Reimbursable	0.00	0.00	0.00	0.00	0.00	0.00
7195 - Postage	122.65	133.33	-10.68	1,287.55	1,333.33	-45.78
7201 - Property Taxes	261.56	291.66	-30.10	2,765.72	2,916.66	-150.94
7210 - Supplies-Administration	762.16	166.66	595.50	2,188.46	1,666.66	521.80
7215 - Taxes - GET	0.00	366.66	-366.66	1,839.40	3,666.66	-1,827.26
7217 - Taxes - Income	0.00	1,050.00	-1,050.00	6,913.00	10,500.00	-3,587.00
7220 - Uniforms	-210.41	58.34	-268.75	992.85	583.34	409.51
7230 - Website Maintenance	0.00	20.84	-20.84	197.87	208.34	-10.47
7501 - Reserves Transfer	24,993.41	24,993.41	0.00	249,934.10	249,934.16	-0.06
7800 - Depreciation Expense	690.07	833.33	-143.26	6,247.04	8,333.33	-2,086.29
<b>Total 7100 - Administration</b>	<b>47,016.90</b>	<b>48,016.93</b>	<b>-998.03</b>	<b>477,927.12</b>	<b>496,776.96</b>	<b>-18,849.84</b>
7705 - Special Project	2,284.80	0.00	2,284.80	18,654.40	0.00	18,654.40
<b>Total Expense</b>	<b>151,954.37</b>	<b>135,041.91</b>	<b>16,912.46</b>	<b>1,427,121.97</b>	<b>1,474,744.36</b>	<b>-47,622.39</b>
<b>Net Ordinary Income</b>	<b>-15,627.90</b>	<b>-411.87</b>	<b>-15,216.03</b>	<b>59,465.54</b>	<b>-2,059.50</b>	<b>61,525.04</b>
<b>Other Income/Expense</b>						
<b>Other Income</b>						
8001 - Reserves-MF Allocation	24,993.41			249,934.10		
8005 - Reserves-Interest Income	32.02			1,419.61		
<b>Total Other Income</b>	<b>25,025.43</b>			<b>251,353.71</b>		
<b>Other Expense</b>						
8506 - Contingency Reserves	1,435.77			45,884.41		
8509 - Fire Extinguishers	0.00			13,542.62		
8511 - Dry Stand Pipe	0.00			20,192.42		
8517 - Parking Lot A	10,986.60			10,986.60		
8518 - Parking Lot B	10,986.60			10,986.60		
8529 - Pool Heater	0.00			-208.34		
8531 - Sewer Plumbing	719.36			17,937.45		
8533 - Sewer Stack & Lateral Repair	1,431.56			3,353.43		
8534 - Spalling	0.00			18,701.62		
8537 - Tree Trimming & Cutting	6,593.71			9,593.69		
<b>Total Other Expense</b>	<b>32,153.60</b>			<b>150,970.50</b>		
<b>Net Other Income</b>	<b>-7,128.17</b>			<b>100,383.21</b>		
<b>Net Income</b>	<b>-22,756.07</b>	<b>-411.87</b>	<b>-22,344.20</b>	<b>159,848.75</b>	<b>-2,059.50</b>	<b>161,908.25</b>



POSITION	NAME/ADDRESS	PHONE/FAX	TERM ENDS	COMMITTEE ASSIGNMENTS
President and Treasurer	Sandra Hooper (Joe) 27678 Avenida Maravina Cathedral City, CA 92234	Cell: 401-500-2183 <a href="mailto:sandra.hooper2012@gmail.com">sandra.hooper2012@gmail.com</a>	2021	Chair - Human Resources Chair—Finance
Vice-President	Susan Bharvani 2019 E Glenwood Ave Fullerton, CA 92831	Cell: 808-463-8516 <a href="mailto:Susan_mauai@yahoo.com">Susan_mauai@yahoo.com</a>	2021	Chair - Amenities Security
Secretary	Jack Wetherall, J.D. (Linda) 1485 Majestic View Drive McCall, ID 83638-0263	Res: 208-634-1342 <a href="mailto:jwetherall@gmail.com">jwetherall@gmail.com</a>	2022	Chair - Timeshare Liaison Rules & Regulations
Director	Leslie Richardson (Chris) 4019 52nd Pl SW Seattle, WA 98116	Cell: 206-234-5813 <a href="mailto:leslie@graffixinc.com">leslie@graffixinc.com</a>	2021	Chair-Grounds Member—Finance
Director	Open Position		2022	
Director	Steve Meyer (Lindsay) 1495 NW Gilman Blvd Issaquah, WA 98027	Cell: 206-604-2790 <a href="mailto:steve@mauisunset.com">steve@mauisunset.com</a>	2023	Chair – Communications Newsletter /Website Beach Committee
Director	Debra Flynn (Jim) 990 SW Flora Belle Lane Stuart, FL 34994	Cell: 312-715-4988 <a href="mailto:debra.flynn@me.com">debra.flynn@me.com</a>	2023	Chair—Insurance
General Manager	Kari Davis 1032 S. Kihei Rd Kihei, HI 96753	Office: 808-879-0674 Cell: 808-264-4088 Fax: 808-879-0676 <a href="mailto:gmmauisunset1032@gmail.com">gmmauisunset1032@gmail.com</a>		General Manager
Front Desk	Summer Jago, Office Manager Lore Morris	Office: 808-879-0674 Fax: 808-879-0676		Office Hours: Mon-Sat: 9am - 6pm Sun 9am - 5pm
Night Watchman	Christ Hoerner Israel Emilio	Cell: 808-298-9291		Hours: 5pm - 3am



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