

Property Update August 2018

Alii: No Update

Banyan: Installation of the transition piece 50% complete. Banyan Executive Suite 2002 started work of Master bath vanity and upgrading the ceiling can lighting to LED.



Coral: Started General Maintenance-installing toilet paper holders & painting interior along with other priority items. Seamstress replaced the fabric banner of unit 3106 sofa sleeper. It looks 100% better. Replacement cabinet doors are defective. Vendor will be sending us the correct hinges.

OLD



NEW



Lika Lani: Replaced the bi-fold doors of the Hallway/Laundry closet with sliding doors. This eliminates engineering constantly having to repair the bi-fold doors. This also keeps the floors from being scratched.

Bi-Fold Doors



Bi-Fold Door



Sliders



AOAO:



Engineering placed lights on the step of the Banyan stage area to better communicate the height difference.



Landscaping repaired an irrigation leak outside of unit 2101.



Landscaping trimmed the trees on the North parking area.



We now have a food truck on Wednesday evenings- Rafael's Aloha Tacos.



Landscaping placed bromeliads at the East entrance to Alii.



Engineering replaced the first-floor garage door with a lighter metal door.





Flooring Innovations completed the Coral exterior carpeting. Project postponed for a week due to weather. Contractor will complete first week of September.

Dirty

Clean



Window contractor came out to clean/ remove scratches from the exterior of the Roof Top center windows. Sample window came out beautifully.



The pool signs reflect the new hours of operation.



Engineering replaced 3 of 4 defective pool lights in the Banyan pool.



Engineering started to repair the damaged stucco on the Banyan hallways.



JD Painting repaired the lanai of unit 1308 and 1407. JD identified a crack in unit 1407 lanai and it was added to the scope of work.



The entire property prepared for Hurricane Lane. The pool furniture was relocated, umbrellas removed, and loose items secured or thrown out. The hurricane did not hit Kauai thankfully.