

## Property Update

August 2024

**Alii:** Engineering continues with the replacement of the bath fans. The spalling repairs were completed in the hallways of Alii.

**Banyan:** Engineering continues with the replacement of the bath fans. Spalling for unit 2303 & 2403 started on August 19, 2024. Engineering started the installation of the plantation shutters.



**Coral:** Engineering completed the bath fan replacement.

**Lika Lani:** No update.

**AOAO:**

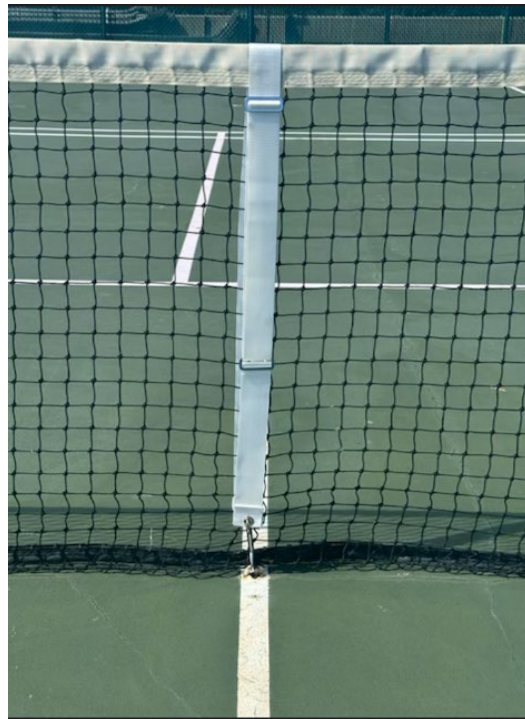


*Engineering installed racquet & ball organizers for the Mini golf shed.*

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*Paradise Bloom Landscaping removed old steppingstones as they were becoming a trip hazard as well as leveled the area fronting Riptides and placed new grass. The cats were using the sand as a litter box.*



*Security ordered and installed the new center strap for the tennis court. The old strap fell off as it was torn and frayed.*



*We purchased new spa heaters for the Coral and Alii spas. They stopped working and we could not source the parts.*



*JD Painting completed the spalling of unit 2302 and started unit 2402 as we found a crack in the lanai.*



*Engineering started the replacement of the BBQ grills, starting with the Banyan pool. All grills will be changed out within the next month.*



*The solar panels were cleaned by a Honolulu based panel cleaning contractor. They look 100% better.*



*No Ka Oi Plumbing attempted to epoxy coat the main water line for the 2105 stack as we have a leak in the main between 2303 & 2403. We were unable to repair, so they will need to return to try and isolate it even more.*



*Landscaping cleared away a bush fronting unit 2105. The ocean view is much better.*

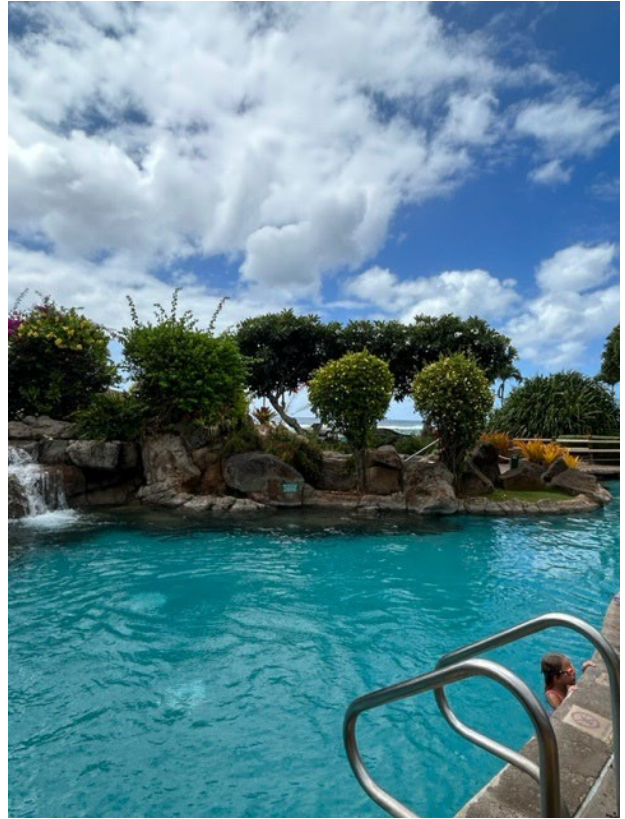


*Landscaping added gravel around the Banyan spa and trimmed back the plumeria trees.*

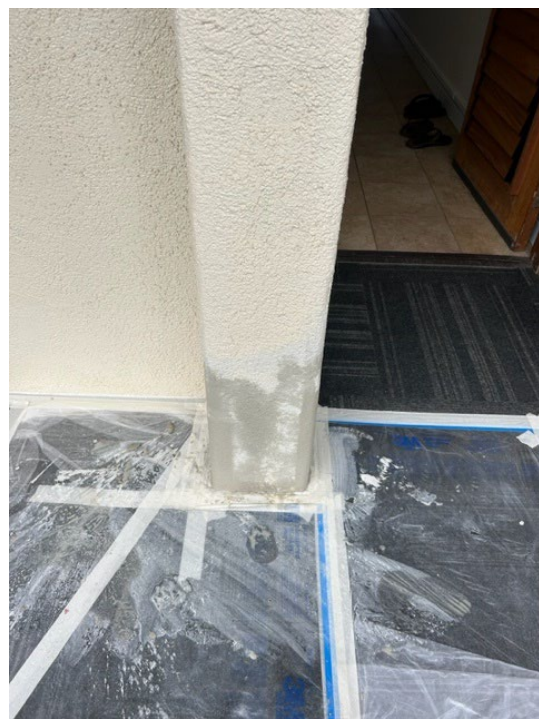


*Engineering repaired 17 cracked tiles from the Banyan pool. Engineering found a rock and cracked tile near the waterfall area. Pool was drained, tiled repaired and pool put back in service.*

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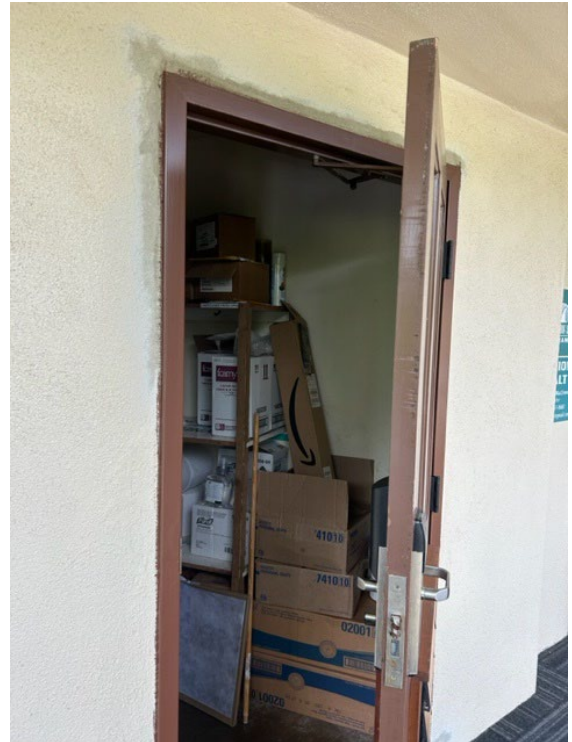
*Landscaping cleared away some of the large bromeliads due to touching the pool water. They also cleared the pool area of river rocks to avoid damage to pool again. We replaced the river rocks with turf.*



*JD Painting completed the Alii walkway spalling issues.*



*Engineering repainted the Pickle ball court lines lavender.*



*Engineering replaced the housekeeping service room entry door frame as it was rusted causing the door not to shut properly.*



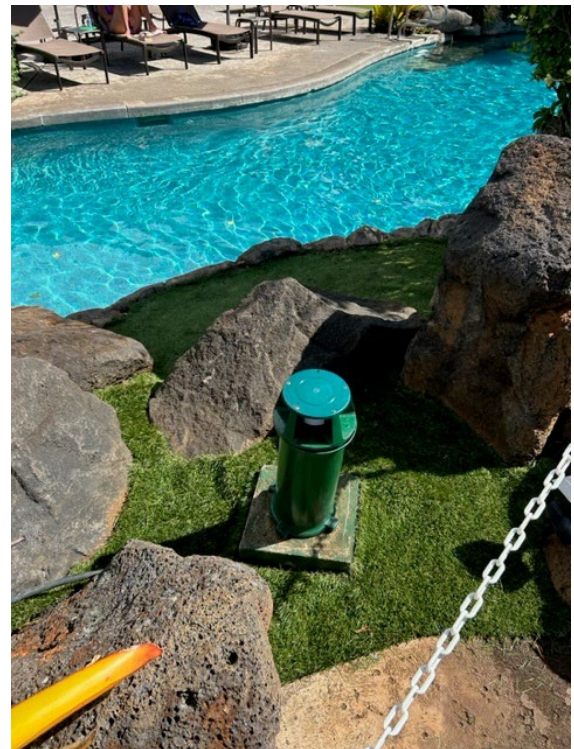
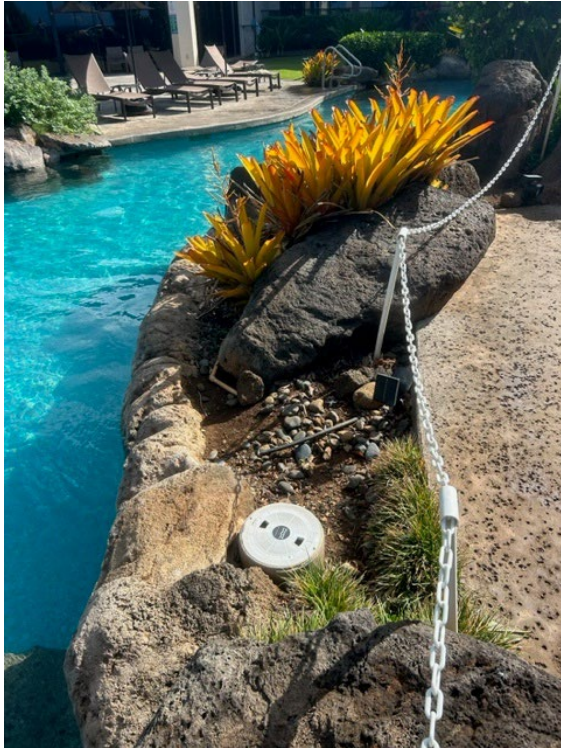


*Paradise Bloom Landscaping started the roadside hedge project.*



*Landscaping cleared the culvert prior to the Tropical storm Hone & Hurricane Gilma to prevent flooding of the parking lot.*

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*Landscaping removed the old plants and river rock and placed astro turf in its place. This has cleaned up the landscaping and looks much better.*

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*Housekeeping scrubbed tile floors in vacant units in the Alii and Banyan building.*