

Property Update

March 2024

Alii: The one-bedroom remodel continues. Unit 1112 completed and 1310 started March 29.

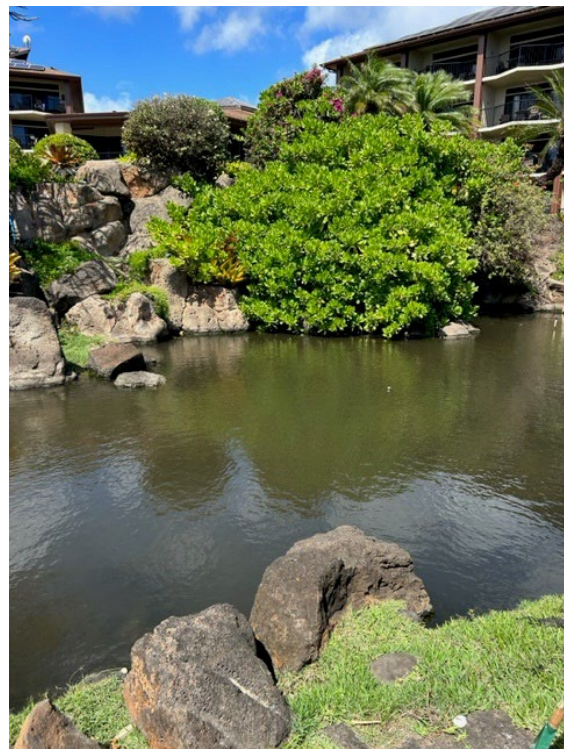
Banyan: Installation of bath mirrors, lighting, faucets, towel bars, towel rings, toilet paper holder, living room mirror and dining area artwork continues. The lumbar pillows arrived and are 2” too small both in width and height. The vendor will be correcting the issue by sending us new lumbar pillows in the correct size.



Coral: General Maintenance continues.

Lika Lani: We have started to rent the AC units to owners and guests. The cost for one week rental is \$140.

AOAO:



Landscaping cleaned the string algae from the pond.

March 2024



The tree trimmers removed 4 trees in the Coral landscaping due to rot.

March 2024



Kauai Fire Department used the garage as a training area for their firefighters. When they tested the dry standpipes, we found one area compromised. KFP Kauai will be on property on May 1 & 2 to do a standpipe test. They will also repair any damaged areas.



Landscaping repaired a major leak outside the Alii pool.



No Ka Oi Plumbing assisted us in repairing a main valve that was damaged. We found the leaky valve because of a leak under the public parking area. We needed to repair the valve to complete a pressure test to see if we could locate leak without ripping up the parking lot. Pressure test determined that we have a major pipe broken. They will provide a bid to repair.



Riptides had a plumber friend remove the blockage at the public pool shower. This was greatly appreciated.



Housekeeping power washed the area near the Verizon antenna.



Engineering repaired the entry sign between Alii and Banyan.



Engineering repaired the sitting bench outside unit 1101. We painted the benches with a latex paint so they should last longer.



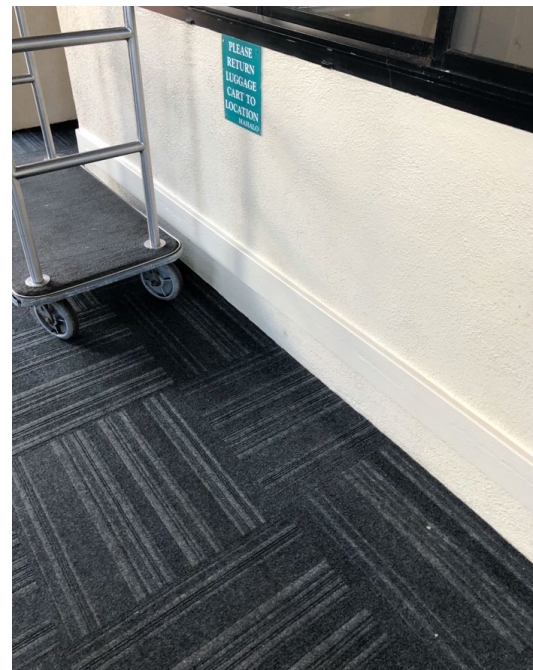
Engineering the mini golf hole stands to spice tone. The white background showed too much dirt. This looks much cleaner.



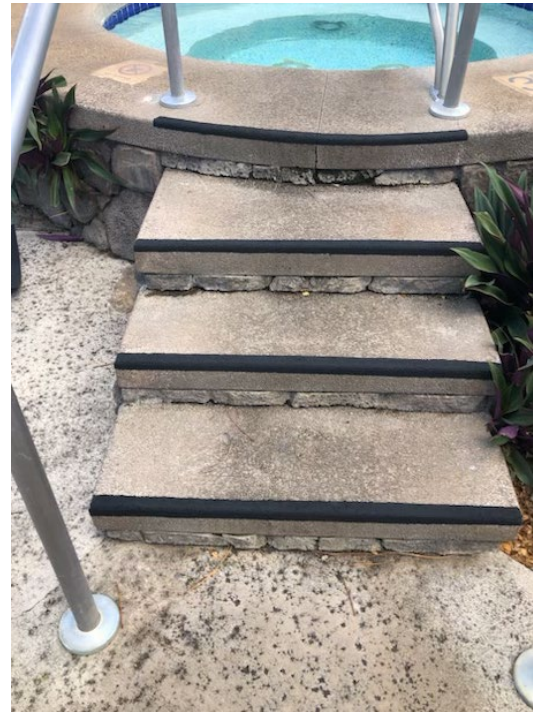
Engineering placed two step covers for owners to easily identify there is a step in this area. This should prevent people from missing the step and falling.



Engineering repaired a hole in the drive near the Coral ramp.



Engineering repainted the luggage cart railings at Banyan East and West areas.



Engineering painted black stripes on the Alii spa steps to prevent falls.



Engineering repaired a portion of the rock wall on the Alii walkway.



Engineering repaired the downspout outside units 3101, 3201 & 3301.