

Aloha Lani Newsletter



2023 | Issue #1

Introduction

Aloha Lani Owners,

Aloha!

The Aloha Lani AOA Board is pleased to share with you our redesigned, revamped newsletter. The main purpose of this newsletter is to increase communication within our community and help us achieve our goal to be as transparent as possible and push information to the owners in a timely manner.

In this and in upcoming issues, we will include building updates, announcements, and important reminders. Newsletters will be published periodically and will be available on demand via our website, www.alohalanicondos.com

(If you are not familiar with our website, we encourage you to check it out. It is a comprehensive resource with numerous Aloha Lani documents available to review and download. In addition, we intend to post alerts and updates that happen between newsletters.)

The first thing to address is the swimming pool and hot tub status. As you are probably painfully aware, they continue to be closed as we work with the contractors to resolve the tile de-lamination issue. (FYI: tile de-lamination = the tiles popping off due to the thinset adhesive failing.) The repairs have been delayed because we are caught in disagreement between the association, the contractor, and the sub-contractor as to why the tiles are failing and who is responsible for the cost of the repair. It is the Board's opinion that the tiles were installed incorrectly and that they should be repaired at no cost within our warranty timeframe. To help prove this point and speed up this process, we were advised to hire an independent consultant who investigated and created a report on the cause of de-lamination and provided recommendations on how to proceed with repairs. Once we had this report, we engaged our attorneys to proceed with officially notifying the General Contractor of our demand to have the pool fixed within our warranty period. Should the contractor not choose to honor the warranty and make the needed repairs then, unfortunately, the next step is to pursue the matter in court. We do not anticipate this happening as we have a productive relationship and positive communication with the General Contractor. At this point, the matter is in the attorney's hands. We will keep you posted on the timeline, via the lobby bulletin board and the Aloha Lani website as soon as we hear back from the attorneys and/or the general contractor.

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NEWSLETTER INFORMATION

All newsletters will be published online only on the Aloha Lani website.

www.alohalanicondos.com

When the Board has updates to share with owners between Newsletters, those updates will be published on the Newsletter page of the site and posted on the bulletin board in the lobby.



Introduction, cont.



...To address another question/concern related to this issue, the Board has made the difficult decision to **not** make temporary repairs or provide temporary access to the pool and hot tub. This is due to funding issues, safety concerns, and the potential of negatively impacting the overall project. Funds used to temporarily patch the pool are funds that may be necessary to correctly repair the pool should we go the legal route. (The legal process could take years, and we would have to self-fund the repairs, then be reimbursed if we win our case.) More importantly, any patching done now may interfere with the analysis of the true failure cause and void our warranty. Unfortunately, the Association does not have sufficient reserves to cover the cost of the total repair if our temporary measures cause a change in the allocation of responsibility. Our consultant's report also indicated that the areas currently without tiles are not the only areas where tiles are failing and must be removed. The entire pool will likely need to be re-tiled after waterproofing membrane repairs are completed.

We sincerely apologize that the pool is not open for use. We "get" that having the pool closed so quickly after having to endure two years of closure while the deck was repaired, and the pool was re-built, is incredibly frustrating. Please be assured that we are pushing as hard as we can, while protecting our interests, to get the swimming pool and hot tub repaired and re-opened. If you have additional questions on this, please send them via email to our General Manager, Kim Kaoihana at KKaoihana@AlohaLaniCondos.com

One last note. The Board is actively looking for individuals who want to be more involved. There are opportunities to join Board committees to help with building projects, newsletters, events, etc. We encourage you to consider joining us! Please inquire with our building's General Manager, Kim, if you are interested.

The Board and our General and Property Managers thank you for reading this newsletter and we look forward to seeing you at one of our upcoming community events.

We wish you a fun and safe summer,

~ Christopher Gaines, on behalf of the Aloha Lani Board of Directors

Join us & get involved!

Share your talents and skills for the betterment of our Aloha Lani ohana.

Connect with Kim to see how you can help.

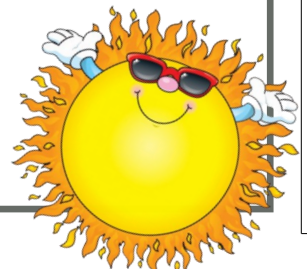
Are You Hurricane Ready?

Hurricane Season is once again upon us. Below are some recommendations from the State of Hawaii Emergency Management Agency for maintaining an emergency preparedness kit.

- **Storage:** HI-EMA recommends storing your kit in a rolling cooler so it is easily transportable.
- **Water:** One gallon per person per day for 14 days
- **Food:** High calorie shelf-stable ready-to-eat foods that do not require heat or added water.
- **Other:** Essential medication and printed prescriptions; battery-operated radio and extra batteries; flashlight; whistle; sanitizer; toilet paper; waste bags; infant and female products; pet supplies.

For more information, please visit the Hawaii Government website at:
<https://dod.hawaii.gov/hiema/public-resources/preparedness-information/>

Additional recommendations for persons with disabilities can be found here:
<https://dod.hawaii.gov/hiema/public-resources/special-needs-information/>





Community Connection

Aloha Lani has been holding periodic potlucks and morning coffee hour sessions for the building community this past year. They have been well received, quite successful, and fun. Thank you for your contributions and participation!

Be sure to check the lobby bulletin board for upcoming potlucks and coffee hours on the pool deck. Potluck notices will also be posted on each floor by the elevators.

When you see our General Manager Kim Kaoihana, please be sure to thank her for her efforts in planning and overseeing these events.

Mahalo Kim & Team!



Kim's Corner

Security & Safety Reminders

1. Front Entrance & Gate: in order to minimize risk of unauthorized entry, ensure the door/gate closed properly and do not hold the door/gate open for others — everyone entering must do so by using their assigned fob. Although it may not feel courteous, this action helps secure our premises.
2. "No Parking" Zones: there are two important "No Parking" zones near the main entrance — one adjacent to the building entrance (red curb) and one across from the entrance (next to pillar). Ensure you and/or guests are not parking or stopping in these spots.
3. Unit Door: help keep yourself and unit secure by always locking your door.
4. Packages: some vendors are delivering packages to units and leaving them outside the door. Please secure package(s) ASAP to prevent theft and to help keep hallways clear of obstructions.



SCHEDULED SERVICES:

Pest Control, Water Shut-Off,
& Window Cleaning

Scheduled service date(s)/time(s)
are posted on the Lobby Bulletin
Board.

A couple of days before the
scheduled service, info is also
displayed on each elevator's digi-
tal notice screen.

BOOKMARK OUR SITE:

www.alohalanicondos.com

ALOHA LANI MANAGEMENT

2211 Ala Wai Blvd.
Honolulu, HI 96815

Business Office

Monday to Friday, 8 am to 4 pm
Phone: (808) 922-8160

General Manager

Kim Kaoihana - CMCA, AMS, CPO

Property Manager

Keven Whalen - R, CMCA, AMS, PCAM
Touchstone Properties LTD

IMPORTANT REMINDER

Newsletters will only be posted on the
website. Please become familiar with the
site. The site has a tab titled
"NEWSLETTER" and newsletters & updates
relating to the building can be found there.

MEETINGS

Board of Directors Meetings*

- January 3, 2023
 - March 7, 2023
 - May 2, 2023
 - July 5, 2023
 - September 5, 2023
- 5:00 PM | Recreation Room

Homeowners' Annual Meeting*

- November 6, 2023
- 6:00 PM | Recreation Room

*Meeting dates, times and locations are subject to
change. See bulletin board in lobby for notice of
BOD meetings and any changes in date, time or
location; reference the Notice of Annual Meeting
for details regarding this meeting.

Board of Directors

Christopher Gaines, President
Joshua Laguana, Vice-President
Michael Grech, Secretary
Ben Hunter, Treasurer
Robert Peters
Francine Tone
Marco Luna