



MANA KAI MAUI

Carol Perry Editor

Volume 9, Issue 1

VISIT WWW.MANAKAI.ORG to view minutes, memos, newsletters, and board contacts
OUR MISSION IS TO PRESERVE PROTECT AND ENHANCE THE MANA KAI

Current Committees and Chairs:
Communications Committee—
Mark Jackson, Cliff Mitchell
Capital Improvements—David
Heilbrun, Gary Young, Cliff Mitchell
Lease Committee—Scott Miller,
Gary Young
Landscape Committee—Carol
Perry
Nominating—Scott Miller, Carol
Perry



Mana Kai-Maui
Board of Directors
Scott Miller President
Mark Jackson V.President
Carol Perry Secretary
Roby Ogan Treasurer
David Heilbrun Director
Gary Young Director
Cliff Mitchell Director

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(808)244-9021
AL GAT, Agent

Aloha Owners! The April meetings covered many projects the Board is overseeing. We also meet with the commercial tenants and discuss future plans and budgeting. A very important aspect of your board is how well we work together whether we always agree or not, and we bring a variety of expertise to the table. Managing the Mana Kai is like taking care of a small city! So the complexion of the board is very important to keep preserving and protecting our interests. If there is any legacy this board would like to pass on it is maintenance maintenance! In November Mark Jackson, Gary Young and Cliff Mitchell are up for re-election. They have made it clear they would all like to run again. We ask you all to consider running in the future to keep the management of Mana Kai on track.

Association of Apartment Owners Corner

The General Manager, Doug Ray, provides on site building and grounds maintenance, enforcement of house Rules and on-site security. Doug below holding blueprints and meeting with contractors on drainage project. Doug's assistant Mike Lundquist below left. Read Doug's weekly reports on the MKM website for all the details of every project as they progress through the year. We always pass along a huge thank you to Doug and his staff for keeping Mana Kai operating and guests happy while communicating with commercial tenants, contractors, and government officials.



The Managing Agent, Al GAT from Destination Maui, right, handles all administrative duties: answers correspondence, collects receivables, generally supervises and helps the General Manager, pays bills, prepares payroll and payroll taxes, maintains contracts and insurance, & prepares meeting notices.



Above AOA Board members from left; Mark Jackson, Roby Ogan, Gary Young, Carol Perry, David Heilbrun and Scott Miller. Cliff Mitchell is pictured in photo at right with the beach hat on!



AOAO Board sets policies, guidelines and facilitate MKM.

This years beach BBQ was highlighted by Gary and Sandy Young of Baton Rouge bringing in Chef Purdhomme's famous Gumbo and all the fixings!!

COMMERCIAL TENANT REPORTS

Front Desk—Great news from the Hotel group which occupy the front desk is that the first quarter revenues were their best in history! Congratulations. They are now AAA 3 Diamond rated. They have installed a computer at the front desk available during open desk hours for all guests to print off boarding passes. In working with the AOA board and Oceanic we think the wi-fi problems in the smaller B units has been resolved and we are hoping that only one login per guest stay will be needed. Jeff Peace is the newest addition to the general partners and been a very welcome addition to Roger Shanafelt and Gerry Terwilliger. If you are not in the Hotel group you may want to reconsider all the advantages they can offer to your guests! Full service desk offers marketing, reservations, all linens and towels and housekeeping, to room maintenance and replacement furniture and appliances. The Hotel group considered handling all beach towels in MKM but their study showed it would not be profitable to pursue, we are sorry to report.



Cal-Hi Corporation, dba Five Palms Restaurant and Zack’s Deli-



Simon Vojdani reports sales up for January and February. Happy hour is still requiring a wait to be seated on many nights. The 5 Palms has received the permit to redo the entire terrace cover with an anodized aluminum cover that is insulated and is no longer open to view from upper floors. Work should commence in June/July. The Deli continues to offer a wide selection of food, gifts and sundries.



Surf Shack— Owners Brian Yesland and Mark Nickerson have done very well this year despite the lingering recession. Rentals include water sports gear such as snorkel equipment, paddle boards, bicycles and kayaks. Paddle boarding is immensely popular. Just another reason for guests to come to the Mana Kai and spend their time enjoying everything it has to offer.



Frogman Charters Inc. dba Hawaiian Style Activities—Phil Kasper and son Chris reported the activities desk continues to thrive. They offer guests with prime Hawaiian activities such as submarine tours, Catamaran tours, snorkeling adventures, horseback riding, dinner reservations and serve Mana Kai as a concierge. Stop by and talk to Tracy or Marie.

Maui Yoga Path—Whether you are a seasoned yoga follower or a beginner the Maui Yoga Path classroom downstairs located steps from the crashing surf can reinvigorate your body and mind. Re-energize yourself. Namaste!



Committee Reports



WI-FI Communications— Again Director Mark Jackson, Doug Ray and Winston Chinn representing the Hotel Group met with Oceanic during April about continued reception and logging problems in the 'B' units. We believe they will be resolved by installing repeaters in each unit. Additionally only one login per guest stay will be needed.



Great news to report washers and dryers on every floor have been replaced. Tokens can be purchased at the front desk. Happy washing....and please no sandy beach towels.



Cliff Mitchell and David Heilbrun are waiting on specifications and requirements on window factors for withstanding hurricane forces to replace all the B unit plate glass windows and jalousies. They will have more information on that project in November.



Gary Young's CCTV Surveillance System is nearly complete. A couple cameras needed to be swapped out. But shortly we will be up and running. A welcome addition to help security monitor the property.



We now have two gas grills available for use, which can be reserved through the front desk. They have been a hit with guests, and are maintained daily by our cleaning crews.

Doug is his own committee and besides overseeing everything listed on this page he has had a new propane boiler installed to heat our water for the building more efficiently. He is also working on scheduling the resealing of the rooftop.

Landscaping reports that the artificial plants installed last year outside on each units air conditioning box are holding up to the trade winds very well. Additionally the artificial plants installed in the planters flanking the waterfall feature by the pool are also withstanding Hawaii's burning sun rays and have retained the same deep green color they came with.

The new roadside sign and interior sign are complete and just add the crowning touch to all the property improvements over the past several years.



Many guests have given wonderful compliments on the landscaping improvements to the parking median, the new walkways around the ocean corridor, and particularly the new lawn in all these areas. During the April thru May meetings we got to watch the large parcel of lease land be stripped and graded and have the beautiful sod rolled out. The second and last parcel of lease land will be finished before the end of May. I want to thank Doug first who was on the job from morning till night, pitching in to help at each phase. He set up the silt fencing, worked with Sonny on removal of sod, was fortunate to hire Bobby who had all the equipment available to scrape, dig, spread and haul. Doug helped lower the eight new coconut palms into place and if that wasn't enough he even helped lay out the sod rolls!! The team work that handled the irrigation, removal of old grass, grading, planting of trees, and roll out of sod went so smoothly and we thank all the hard dedicated work by all!! There are many pictures in the following pages to see how this progressed.

A VERY SOD SOD STORY...haha



7 AM the old grass sees its last morning!
7:30 AM Doug starts setting the required fencing in.
8:30 AM Sonny and crew loosen old lawn
10AM Bobby and crew scrape sod into huge piles
12noon Bobby starts to dig holes and lower eight palms into designated spots.
Next day sod delivered and rolled out!
Sounds easy but it was a HUGE effort by all teams



AMAZING what Doug can accomplish in one day!!

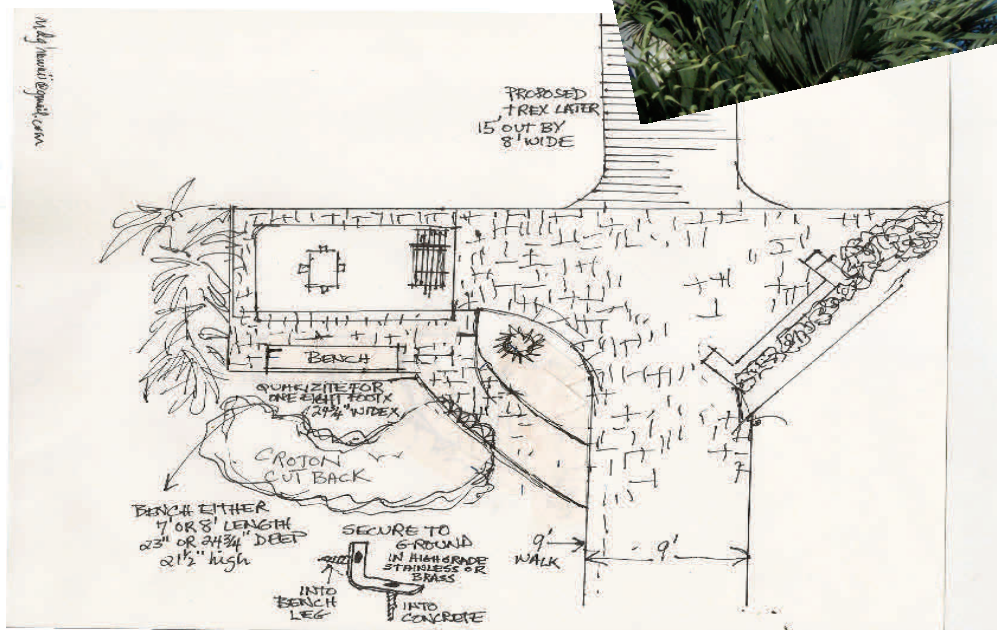
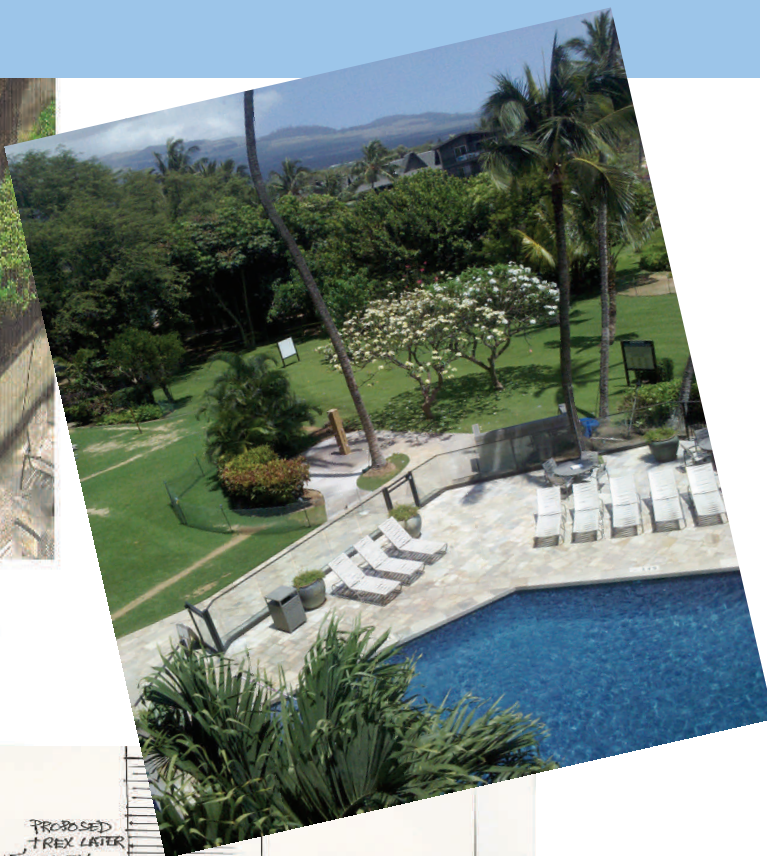
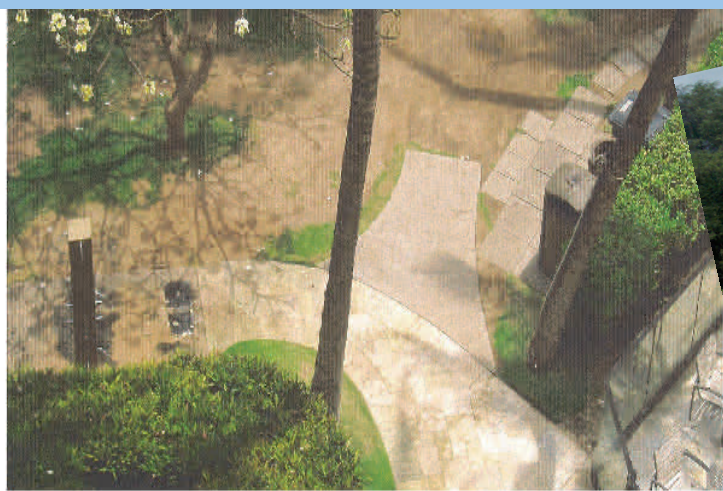


Photos of projects completed. New trex walkways, New planter boxes, Parking median filling in. New doors for Yoga studio entryway. New signage. Quite a lot of wonderful projects have been accomplished and our guests and owners appreciate these upgrades to our property.



MANA KAI MAUI

Below you will see the shower/trash area which has needed attention to integrate it with the pool. If you look below right you see the shower area not yet tiled but still shows basically how this area is being resolved. Notice as well the second lease area is already sodded in this picture just in today! The sand lines in the lawn are top dressing not dead grass. It is part of our maintenance program. Within a few weeks the quartzite will be shipped and then scheduled for installation. Shortly after the tile work a seven foot wooden bench will be bolted down for seating to put shoes back on and hold beach bags and towels while showering. The trash area has a three sided quartzite wall to conceal the three new attractive receptacles on order. The shower/trash area should be tiled in June or early July.



YOUR board invites you all to join us in November for the annual owners meetings and wonderful Dinner on the pool deck with entrees supplied by the Five Palms restaurant. Meetings are scheduled for October 31, 2012 through the final owners meeting on Saturday November 3, 2012 which is followed at 5 PM by wine, beer, appetizers, and buffet dinner @ \$10 per person.

