



VISIT WWW.MANAKAI.ORG TO VIEW MINUTES, MEMOS, NEWSLETTERS, AND BOARD CONTACT INFO. Where our purpose and mission is to Preserve, Protect and Enhance the Mana Kai

BOARD of DIRECTORS
 Scott Miller, *President*
 Larry Somerton, *Vice Pres.*
 Roby Ogan, *Treasurer*
 Carol Perry, *Secretary*
 Bob Barrett, *Director*
 Gary Young, *Director*
 Don Dill, *Director*

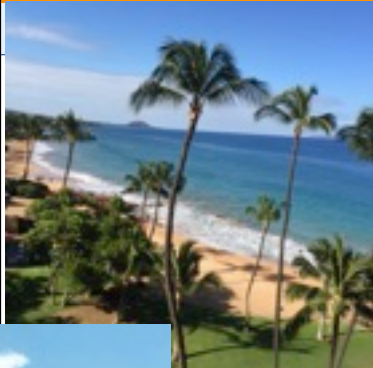
ALOHA OWNERS AT MANA KAI MAUI,

Our last meetings were in April. Big topics were the reconfiguration of the basement and renovation of the front desk offices, as well as ongoing landscape concerns and general property management and maintenance.

Two board vacancies will be voted on in November. Carol Perry who has served nearly 10 years is stepping down after sale of her condo unit. Don is stepping down to enjoy some well deserved retirement time. As we have expressed over and over, the make-up of your board is crucial to the health of the Mana Kai. Only you can bring a fresh perspective with your unique background to this board. We urge you all to consider a position for the November elections during the Owners yearly meeting.

It is imperative that we replace these two people with two qualified persons. Please send in a one page resume to either Scott Miller scotthmiller@yahoo.com or Carol Perry cepstein3@cox.net if you have intentions of running!

In the Maui news the sugar cane production is coming to a halt this year. No more ashes and no more white steam from processing at the old mill, a local landmark.



PRESIDENT'S CORNER - SCOTT MILLER

Mana Kai has undergone significant changes over the past decade. The board has always tried to be very careful with how it funds projects to assure that the owners and guests experiences are maximized. Keeping the building and grounds well maintained is a growing expense that needs to be assessed yearly. Even so we still have the capabilities to tackle new projects when possible. Our mission to preserve, protect and enhance the Mana Kai Resort is why we yearly review the reserve study and budget accordingly.

To those ends we launched the remodeling of significant areas of the building this year, such as the basement in the photos shown below. This project is elaborated on in the Capital Improvements report.

So next time you find yourself sitting on your lanai with a refreshment, looking out at the blue green ocean and knowing your investment is being taken care of and how comforting that is! Don't forget the work behind the scenes. Please consider taking part and running for office in November.....Thanks

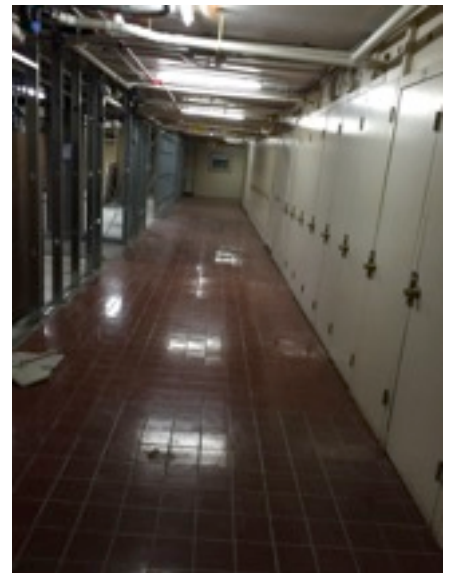
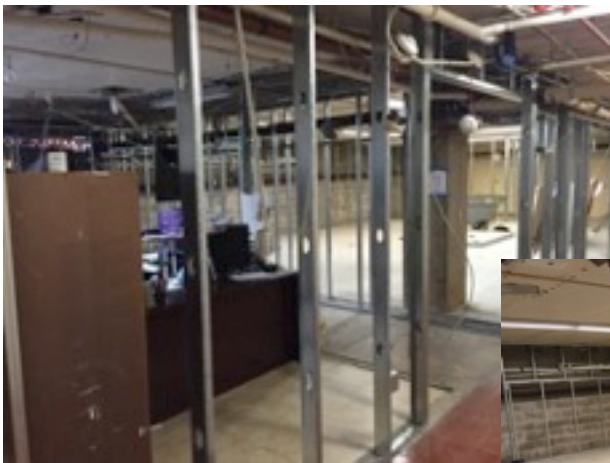


Doug Ray our General Manager provides the cohesive structure for the Board.

He is our anchor here at the Mana Kai, and provides onsite help to security, guests, building maintenance, contractors etc.

He is at the heart of all our discussions concerning upgrades, overhauls, replacements, and repairs.

He has worked with contractors in not only remodeling in the basement but also the lobby front desk offices, and many hotel group renovations in progress. Clearly once again our gratitude goes out to an individual who always goes the extra miles!



CAPITAL IMPROVEMENTS REPORT

CAPITAL IMPROVEMENTS—

Gary Young and Larry Somerton have worked many months with Doug in remodeling the basement spaces you are all so familiar with. All will be finished by November. Kudos to Gary and Larry.

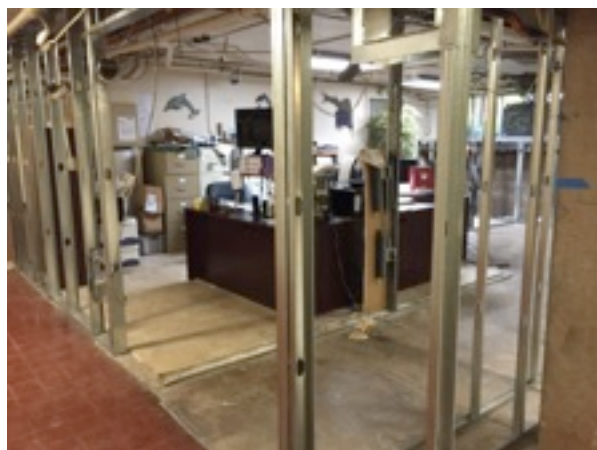
This project came about when the Hotel group was able to secure the unused mezzanine space above their current offices. Because they were able to convert this area they vacated three areas in the front desk area. First was an office directly behind the desk which will now be Doug’s new digs. Next to Doug is an office that the Hotel group is still utilizing. Winston’s old office is remodeled and will be rented to one of the commercial tenants. A small storage room adjacent to Winston’s old office was redone to store guest luggage when needed.

Having the opportunity of reusing the basement area was a challenge for the good. New electrical rewiring, and plumbing changes were sorely needed. Some of you remember the days when Doug had buckets hanging from the ceilings to collect water from drippy old pipes. We also ripped out the entire old AC system and are installing new HVAC systems. The board looked over several reconfigurations and settled on what you will see in November. Doug’s old office is being converted to a small meeting room for the board to hold meetings and conduct business. A generous state of the art weigh room with soft flooring, mirrors and machines will replace most of the old conference room. The back of the conference room is converted to a business center for guests to use the internet and print documents. All will promote us to 3 diamond AAA rating.

Owner meetings will now be conducted in the 5 Palms dining room.



DOUG’S NEW OFFICE SPACE IN PROGRESS



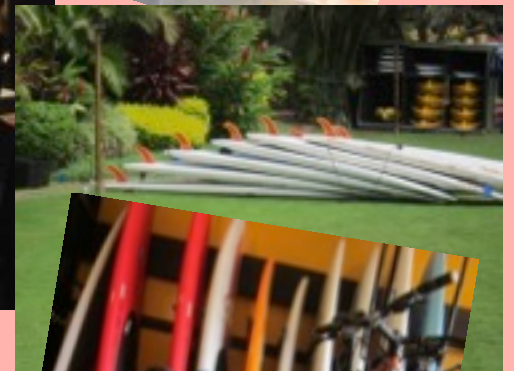
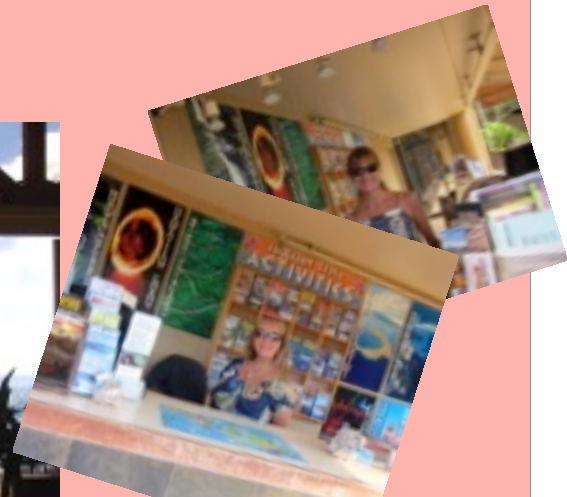
DOUG’S OLD OFFICE WILL BE CONVERTED TO A CONFERENCE ROOM FOR BOARD BUSINESS



WEIGHT ROOM

COMMERCIAL TENANT REPORTING

Our relationship to our commercial tenants is facilitated by our managing agents at Destination Maui. All tenants report continued prosperity and pleasure with our working relations. The tenant fees are a very important aspect in being able to maintain our building and grounds. The Hotel Association manages the front desk, representing about half the units at MKM. This year and next they are actively upgrading unit interiors and furnishings to stay abreast of room trends and guest expectations. They have a large staff of housekeepers, maintenance, marketers, reservationists and accountants. Beach Activities like renting paddle boards, snorkel equipment and more, can be had at the Surf Shack. We have Marie and Tracy at the Hawaiian Activities desk helping plan tours, sightseeing, golf etc. And we have Deni Yoga downstairs to keep you fit and trim while here. We thank all our tenants in their service to the needs of our guests and owners!



MANA KAI MAUI RESORT • 2960 S. KIHEI RD. • KIHEI, HI 96753
 DESTINATION MAUI - MANAGING AGENTS - PLAZA IMA KALA ST, SUITE 104, WAILUKU,
 MAUI, HI 96793 (808) 244-9021 STEPHANIE SISNEROS, AGENT

LANDSCAPE NOTES

Landscape projects were temporarily put on hold when we had the opportunity to reconfigure the basement and front desk offices.

The BBQ area was one that will be first on the list of landscape projects to be picked up on and will be ready by November. This area will have many shrubs and trees cleared first before paving. Then Hau trees will be planted to provide privacy and security for the new gas grills with work spaces and night lighting. Additionally this large paved area will be home to store extra chaise lounges.



Two final projects under my watch will be replacement of four Manilla Palms on the backside of the pool next to the walkway that are too close to the building and are now impeding the views of 2nd and 3rd floor guests and owners. They will be replaced with Bottle Palms that do not grow that high. There is a small bottle palm in the picture at left showing its shorter stature. The entire planting bed will be refurbished and new specimens introduced for a lush tropical look from the pool and the walkway.

The final project which has been discussed for a couple years now is the entry from Kihei Road to the parking area. After much discussion, and lots of research it was finally decided to expand the current grass path to 4-6' wide. Remove the current hedge and push back two feet and plant small crotons and a new oleander hedge matching the Surfside. There will be pedestrian lighting installed. We selected Foxtail palms for their elegance and overall size which is in proportion to the scale of our property. Interspersed in the oleander hedges will be eight Foxtail palms 15' tall on our side and seven planted on the Surfside side. The Kihei road area will be made

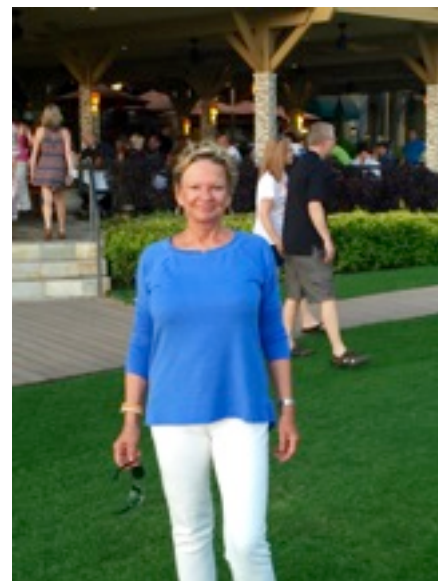


stronger by continuing the same oleander and croton plantings. Unfortunately paving the walkway was much to expensive to undertake at this time, and materials would have to be



shipped to Maui. In the future if we can get permitting for a concrete we can consider alternatives.

It is with some sadness that I will be stepping down, but when I look back I see that we were able to accomplish so much in the last 10 years. After the landmark lobby renovation and electrical upgrade in 2005-6 here are a few items we added since then: New signage, new parking lot pedestrian median and plantings, by the Yoga studio we added new wing walls, regraded and added two dry wells, extensive trex walkways and lighting, new tiki torches, beautiful newly graded full paspalum lawn, 10 new coconut palms, new shower column and trash area, new drainage around perimeter of pool and along edge of shower area, and last but not least our Turtle picture in the lobby. I will be available to help mentor a new board member for as much time as it takes. Having a creative eye is all that is needed to work with our landscape professionals. The newsletter is a snap with all the features todays computers give us. And finally arranging the owners dinner is seamless by working with the 5 Palms. Gone are the days of pizzas in the basement!



MAHALO

Formal Owners meeting and 5Palms dinner will be on Saturday November 5th 2016. Meetings and open forum will be conducted in the three preceding days. Book your reservations early!

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