

HALE NAPILI
AOAO AND RENTAL POOL
BOD/EC MEETING
June 11, 2019

BOD/EC Members Present: Brian Cowell, Steve Straub, Brandon Roach, Linda Levi

Meeting was held by telephone conference and called to order at 11 a.m. by Brian Cowell.

NEW BUSINESS

1. Employee and HR Issues

We have an employee handbook which was revised in 2014. Many of our employees have been with us for many years and we will probably experience employee turnover in the next several years. The Board will conduct employee review meetings in June and October between the employee and 2 or more Board members.

2. Website

Our website is being updated and will include a webcam when finished. The booking engine through the website is being reorganized and will make it easier for guests to book directly on the website.

3. Unit Standard of Conditions

Brian and Leanna will inspect all units and make recommendations for maintenance, repair and upkeep. Rental units incur a lot of wear and tear and keeping everything in A1 condition is extremely difficult. The entire property will close from Nov. 25 to Dec. 10 to address and rectify most maintenance issues including parking lot resurfacing, exterior painting, including walls, rails, gutters and all surfaces since the remodel. Owners will be notified of specific issues in individual units. Sometimes in Maui it is difficult to coordinate repair and maintenance but the goal is to address the majority of issues during the closure. Owners are asked to plan accordingly for their units if notified of a problem (or if the owner is currently aware of an issue).

At long last the mirrors have been replaced in units. Rainbow Glass did an excellent job.

4. Preliminary engineering has been done for solar to determine basic costing vs. benefits. The tax breaks end in December. Details should be available before end of July.

5. Unit Sales.

Unit #18 has received lots of attention and a buyer should be identified soon. This unit does not meet the rental pool Standard of Conditions and needs to be updated.

The owners of unit #12 have decided not to put it on the market.

6. Property Issues

A winter "salt storm" did sever damage to the vegetation along the sides of the property. The plants are just beginning to recover. We have purchased several "flood bags" and they are stored on the property to be used as needed. A flood bag creates a barrier between water and property (much as sand bags, only easier to use). The bags come in various lengths and self inflate when water encroaches.

Walkway and lanai waterproofing is in process.

7. Update on Napili Village

The owner of the Napili Village has placed a \$10M price tag on the property. There are 3 or 4 stores included with the property. However, the structure is in bad condition and getting building permits from the county for construction on the makai side of the Lower Road is either impossible or would require many, many years. It is not really feasible for development.

OLD BUSINESS

1. Property Line Encroachments and Issues

Many of the structures on our property are built outside the setbacks and unpermitted structures include the seawall, shuffleboard, stairs, trash/storage and BBQ area. Also, we do not have enough parking spaces for our 18 units. All of these issues prevent us from being issued a Certificate of Occupancy by the County of Maui. There is also a problem at the south end of the property next to the Sunset. There is constant erosion in this area from wave action and wash due to the large rocks at the Sunset property.

2. Shoreline Update

The Napili Bay Foundation is meeting and making recommendations for our beach. Sand replenishment is recommended and it is a possibility that within the next few years this could be accomplished. Units on the bay will be assessed an unspecified amount of money to cover the cost of this project.

The meeting was adjourned at noon.

Respectfully submitted,

Linda Levi, Secretary

