

**Kihei Akahi
Paving Project
Owner Information**

The paving project contract is about to be signed. It has been a long process of developing specifications, getting bids, analyzing the results and working out the final contract details. Thank you for your patience during this time.

Following are details of the work, a high level schedule, our communications process and **IMPORTANT INFORMATION** regarding condo rentals and cars stored or parked on the property. Please be certain to read this **IMPORTANT INFORMATION** because it affects you directly.

The Details:

Project Timeframe: approximately 12 weeks starting June 23, 2010

Scope of Work:

D Parking Lot – will be cleaned, leveled and overlaid with 1 ½ inches of new asphalt. The concrete curbing in the median will be removed, trenched on both sides and root barrier will be installed. It will then be re-curbed with some changes to permit passageways connecting the upper and lower lots. Selected areas at the back of the upper D lot and adjacent to the Banyan will also have the curb removed, roots pruned, root barrier installed and new concrete curbing poured. Changes to the sidewalks and the entrance to D Building will also be made and the yellow ramps will be removed and replaced with sidewalks sloped to the road grade. One carwash area will be replaced with a concrete pad and the other car wash will be dismantled. The new asphalt will be sealed and striping will be applied.

Roadway – curbs will be removed, trenching and root pruning will be done in many areas, new curbing will be poured, patches will be applied and the entire roadway will be crack filled and slurry sealed. Some changes to the sidewalks will be made; all the yellow ramps that jut into the roadway will be removed and replaced with concrete sidewalks sloped to the roadway grade. The refuse enclosure foundation and pad at B Building will be rebuilt so it is at the same grade as the road.

B/C Parking Lots – will be cleaned and selected areas with subsurface weaknesses will be dug up, re-compacted and patched with new asphalt. Then the entire surface will be crack filled, slurry coated, sealed and re-striped. Some changes to sidewalks and entrances will be made and all the yellow ramps will be removed and replaced with sidewalks sloped to the road grade.

A Parking Lot – the handicapped parking area will be dug up, re-sloped to specifications and the entire area will be cleaned, slurry coated, sealed and re-striped.

Some changes to sidewalks will be made and all the yellow ramps will be removed and replaced with sidewalks sloped to the road grade.

Schedule:

This is the contractor's proposed schedule. It will be updated as the project progresses.

Construction:

D Parking Lot	June 23 – July 7
B/C Parking Lot	July 5 – July 17
A Parking Lot	July 19 – July 29
Roadway	July 26 – Sept 3

Seal Coating D Parking Lot and
Re-striping all lots Sept 5 – Sept 19

As you can see from this schedule, work being completed on one area of the property may overlap with work that is starting in another area. This does not mean that both areas are completely closed to traffic during the overlap. This is because some pieces of the construction can be done by closing only a portion of the lot – concrete work must be completed first and allowed to cure and substrata repairs that require only partial closures are examples of this type of work. The same is true for work on the roadway, which will never be completely closed to traffic as one lane will be open to traffic while the other lane is being repaired or slurry coated. The only time a large area will be completely closed to traffic is during slurry coating and this is a one to two day process.

Execution of Work:

Contractor and Akahi Management will meet weekly for a status update of progress against plan, issue resolution and submission/approval of change orders.

Contractor, Akahi Management and Akahi's Engineering Consultant will meet every two weeks for a status update of progress against plan, issue resolution, submission/approval of change orders and evaluation of contract compliance to business, technical and client specifications as agreed at the time of contract award.

Upon start of work, Contractor has full effect and authority over areas under construction and will designate those areas appropriately (includes traffic control, barricades, tape, cones etc.) for the safety of workers and residents and to minimize inconvenience as much as possible.

Akahi management will coordinate services such as garbage removal, propane delivery and contract services such as landscaping for Akahi and owners in order to minimize impact on construction and reduce the potential for damage to new surfaces, painting, concrete etc. All other capital projects and all non critical maintenance will be deferred

until the paving project is complete. This will reduce traffic and contention for access to facilities.

IMPORTANT INFORMATION:

CONDO RENTALS:

As discussed at the Annual General Meeting and included in the minutes to that meeting, the paving project will create a number of inconveniences. This includes being surrounded by heavy machinery, noise from excavating, jack-hammering and concrete sawing, dust and fumes from exhaust, concrete and asphalt products, limited access/egress to the property and limited, first-come, first-serve parking. Even when there are times of minor inconvenience, renters are still likely to complain.

Consequently, owners are advised that if they choose to rent during this construction period, they must manage the relationship and expectations with their renters. The Board, Akahi Managers or staff, DMI or the Paving Contractor cannot do anything to help each and every person who has a complaint or who is inconvenienced. They will simply be told to talk to you, the owner. Owners requesting reimbursement from Akahi for rents withheld or lost will, without exception, be denied that reimbursement.

CARS:

Renters must register their cars at the office immediately upon arrival. Renters must pay close attention to all information posted on the property so they know where they can park and what parts of the property are closed. Cones, tape and barricades will be in place and must be observed.

Cars that are parked where they shouldn't be will be towed at the owner's or renter's expense. Cars that are parked on the property but which are not registered at the office will be towed. No exceptions.

For Owners who have or who store cars on the property:

You must provide the office with updated car information. This includes the car make, model, color, license plate number and stall number the car is stored in.

You must maintain the insurance required by your insurance company so the car can be moved about the property, with the insurance in place.

You must provide the office with the name and contact information of the person(s) who will move your car and you must give that person(s) the telephone hotline so they know when to move your car. Cars not moved will be towed at owner's expense and risk.

Owners who do not have a reliable service for moving their car may contact the office for some alternatives. Note that this is no different than asking the office to recommend a plumber...after that, it is between you and whoever you choose to move your car to sort out the service, the cost and any conditions.

OTHER:

Owners need to know that contracted services (cleaners, carpet cleaners, deliveries etc.) will be affected by the paving project and are subject to the rules set out by the Paving Contractor and Akahi Management. Access may be restricted or denied. Owners/service providers need to check with the hotline (first) and the office (second and only if necessary) to determine if the work they intend to do will be in conflict with the paving construction.

Owners are strongly advised to defer renovations during this time because parking will be limited and easy access to buildings may not be available.

Communications and Notices:



Important communications will also be sent to owners by e-mail burst. Needless to say, if you have not supplied your email address you will not receive an email burst just as you will never receive any of the other important or emergency information that is sent to owners using this method. In other words, make sure the office has your e-mail address, it will be used to send you important information about your property.

A telephone hotline with a recorded message has been installed. This will provide you or your representative with up-to-date information about scheduling and scheduling impacts. Do not call the office for information, use the hotline first, it will be updated daily or as needed. The hotline number is: 1-808-875-8182

This notice is on the website, delivered by e-mail burst and will also be mailed to all owners. No other mailings are planned. Between the e-mail burst, website posting and telephone hotline, additional expense for mailing is not warranted.

Hopefully you find this information useful and that together we can make this project a success for all concerned. It represents a major upgrade to Akahi and is a vital piece of preventive maintenance without which we will face an extremely large cost to replace this asset.

Dave Williams
President.