



KEY NEWS AND ANNOUNCEMENTS

CHRIS BUERGER APPOINTED TO FILL BOARD VACANCY

At the board meeting on February 26, the board nominated and appointed townhome owner Chris Buerger to fill the vacant board seat. Welcome to the board, Chris!

BOARD ELECTIONS ARE COMING UP

Eight seats on Kamalani’s Board of Directors will be up for election at the Association of Owners Annual Meeting on March 23, 2024. Owners are encouraged to attend the annual meeting and to cast their votes for the new directors.

Please note that while the prior newsletter stated seven board seats would be up for election, the number is now eight board seats. This is because Chris Buerger’s recently appointed seat will officially be up for election as well, in compliance with Hawaii statute.

Please also note that the previously proposed amendments to Kamalani bylaws, which included the proposed amendment to stagger the board seats up for election more evenly from year to year, did not pass as of the March 8, 2024 deadline.

GUEST SPEAKER AT LAST BOARD MEETING: MIKE AYSON FROM INSURANCE ASSOCIATES

Mike Ayson from Insurance Associates, the insurance carrier for the AOOU, joined us as a guest speaker at our board meeting on February 26. Topics discussed included what to do if you have a water leak, and the role of the Association’s insurance policy vs. the role of individual units’ HO6 policies.

Homeowners and renters are encouraged to refer to the information printed in the last newsletter regarding what to do in the event of a water leak. Additionally, homeowners and renters can be proactive in preventing damage from water line leaks by using water leak sensors. These sensors provide an audible alarm in the event of a water leak, and they can be placed under dishwashers, refrigerators, sinks, and toilets. Many types of water leak sensor devices are available for purchase (e.g., from Amazon), from basic sensors to WiFi-enabled sensors that can additionally provide cell phone and email alerts. Water leak sensors are a small investment that can save a lot of frustration for owners and renters by helping to identify leaks before significant damage is caused.

Please note, if any improvements have been made to your unit—whether made by you or by a previous owner— those improvements are NOT covered by the Association’s insurance. The Association’s insurance only covers units based on their original, as-built condition. Any improvements to a unit must be covered under the owner’s HO6 policy. Please check your HO6 policy to ensure that improvements to your unit and personal property are sufficiently covered.



BOARD MEMBERS

*Term
End*

President Desiree Lopes	2025
Vice President [TBD]	
Treasurer Chris Minford	2024
Secretary Sherry LeMaster	2024
Directors	
Joshua Martinez	2024
Justin Allen	2024
Gina Strykul	2024
Nicolas Lau	2024
Ron Wynne	2024
Chris Buerger	2024



COMMUNITY CONTACTS

Hawaiiana Management Executive

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Site Manager

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MARK YOUR CALENDARS

**Association of Owners
Annual Meeting**
March 23, 2024

Next Pest Control
June 5, 2024

KEY NEWS AND ANNOUNCEMENTS (CONT.)

GUEST SPEAKER AT LAST BOARD MEETING: BRUCE WHITE FROM STAR ENERGY

At the last board meeting, Bruce White from Star Energy presented an offer to convert Kamalani to a community microgrid with 100% clean energy solar power, with no up-front costs to the community. Star Energy will now be doing an assessment of our energy needs and will provide a custom proposal for a community grid design that would provide Kamalani with reduced power costs at a fixed rate for the next 20 years.

For more information, please refer to the letter and flier from Star Energy which are attached at the end of this newsletter.

PRESIDENT'S UPDATE - DESIREE LOPES

CONSTRUCTION DEFECT LAWSUIT UPDATES

Chris Minford, Justin Allen and myself attended the two-hour Expert Roundtable on February 21st. The purpose of this roundtable was to review our expert's report and to give the defendant's experts an opportunity to respond and ask questions.

All parties to the lawsuit have agreed to engage in a mediation process, which is scheduled to begin in April 2024.

SITE MANAGER'S UPDATE - SEAN HOUSMAN

TREE TRIMMING AND ROOT REMEDIATION

It's time for tree trimming on property, including the Kukui nut trees by building 23, the Hong Kong orchids in the parking area by buildings 35-39, and by buildings 5-7, as well as some of the trees along the back property line towards the gulch. I will be getting a quote for this service from our landscaping company, Maui Commercial Landscaping. Additionally, MCL will be providing a quote for the root remediation and deep fertilization for 10 more trees (they are doing this service now as well).

For additional updates on landscaping, please see the Landscaping portion of this newsletter under "Ongoing Updates."

FADING UMBRELLAS

The house rule for acceptable umbrella colors states that "All umbrellas shall be a solid color of beige, tan, brown, dark blue, or dark green, and patterns or prints are prohibited, unless the Owner applies to the Kamalani Design Committee and there is prior written approval by the Design Committee." Unfortunately, some umbrellas have begun to fade in the sun (blue umbrellas are turning purple, brown umbrellas are turning pink, etc.). If you have an umbrella that no longer conforms to the house rule, please replace your umbrella.

BROKEN RAIN GUTTER REPAIR

There is a piece of rain gutter on building 21 that has come apart. I have the repair scheduled for the earliest opening.



ONGOING UPDATES

LANDSCAPING

Sean Housman and Massy Cashen are jointly responsible for ensuring that landscaping concerns are addressed by the landscaping vendor. Owners and residents with landscaping-related concerns or compliments should reach out to Sean and Massy.

The new "Landscape Maintenance & Suggestion Form" can be accessed digitally by navigating to kamalaniaouo.com → News + Info → General Documents. Homeowners and residents with landscaping suggestions or other comments should fill out this form and email it to both Sean and Massy.

Regarding the irrigation leak next to building 19: Our landscaping vendor, MCL, is going to have an irrigation specialist out to identify where the leak is and how to best address it. The valve has been completely turned off so it is not leaking. However, MCL has been unable to get the company that they use to specialize in irrigation leaks out to property as of 3/4/2024. MCL manually turns the valve on two times a week to ensure the zone gets adequate watering. This valve controls the median on Kamahiwa Parkway.

In our approved budget we have \$18,000 to spend from reserves to remediate planter beds and replace trees. This is a significant amount of money, and the Landscaping Committee wants to use it strategically and wisely. The landscaping committee has decided to act on Sean's suggestion in his Site Manager Report from the February 2024 meeting:

"As you all know, we have a persistent problem with grass infiltrating the ground cover areas around the buildings. I would like to pursue the idea of removing the ground cover entirely, putting down a heavy weed barrier, capping most of the irrigation pop ups, and retrofitting a drip irrigation system to the remaining plants in the planters. Then covering the weed barrier with river rock. The upgrade would produce a cost savings over time by reducing maintenance time and watering needs."

We are going to have Sean coordinate with MCL to place river rock in the three planter beds in front of building 15. After this is completed, the landscaping committee will review the work to ensure this is a solution we want to keep moving forward with for other beds. We look forward to providing updates.

ASSOCIATION INSURANCE COVERAGE

To help the Association determine the appropriate level of insurance coverage for Kamalani, a representative from Sedgwick toured the property to perform an appraisal and determine an updated cost per square foot, taking into consideration current market conditions. The appraisal report is expected within the next few weeks and will inform whether an increase in the Association's insurance coverage is necessary going forward.

UPGRADES TO HAWAIIAN TELCOM GATEWAYS

Over 100 Kamalani units have received their equipment upgrades from Hawaiian Telcom. If you have not yet signed up to upgrade your equipment, you can still call Hawaiian Telcom at (808) 643-2855 to schedule.



ACTION ITEMS FOR COMMUNITY MEMBERS

SUBMIT YOUR KAMALANI REGISTRATION FORM

All owners and renters are required to have up-to-date registration information on file. Copies of the Owner/Resident Registration Form and the Vehicle Registration Form were mailed to all owners at the end of December. Thank you to all owners and residents who have submitted updated registration forms.

SIGN UP FOR EMAIL COMMUNICATIONS

To subscribe to email updates, visit our website at kamalaniaouo.com and scroll down on the main page to enter your email address. Alternatively, you can email Sean Housman or Massy Cashen to let them know that you would like to be included in email

communications.

Check with your neighbors to see if they are receiving emails as well, and if not, let them know how to sign up.

STAY INVOLVED

All Kamalani owners are encouraged to join board meetings to stay informed and participate in making our community the best it can be.

Additionally, all owners and residents are encouraged to email Sean Housman if you see any light fixtures out at night, any sprinkler heads that are not working, any brown grass that is starting to appear, or any ant hills that need to be treated.

FRIENDLY REMINDERS

HOUSE RULES

All Kamalani owners and residents are subject to the community's House Rules. If you are aware of a House Rules violation and would like to submit a complaint, please email Massy Cashen to request a complaint form.

Several of the House Rules are included here as friendly reminders. Please note this is not a full list.

MODIFICATIONS TO UNITS

Owners may make certain types of modifications within their unit, and at their sole expense, subject to the Design Rules and Guidelines set forth in Kamalani's governing documents. One key rule is that owners MUST obtain approval from the Board of Directors and the Design Review Committee prior to making any such modifications.

If you would like to make new modifications within your unit, apply for approval by submitting a design review application to Massy Cashen. Completed applications will then be forwarded to the Design Review Committee, which will meet once per month to review all applications.

Design review applications can be found at

www.kamalaniaouo.com/owner-documents. This site is password protected, so if you do not have the password, please email Sean Housman.

GUEST PARKING

Guests may park their cars only in stalls marked "Visitor" or "Guest." Guest parking shall be limited to five hours. Overnight guest parking is permitted only with prior, written approval. To initiate a special request for extended guest parking, please contact Sean Housman and he will provide the appropriate documentation to complete. Upon approval, Sean will provide an approved guest parking form.

DOMESTIC PETS AND FERAL CATS

Domestic household pets are allowed on the common elements of the property as long as they are kept on a leash and are under the control of a capable individual. All pet waste must be immediately picked up and disposed of by the responsible owner, occupant, or guest.

Although feral cats are not explicitly mentioned in the House Rules, please do not feed any feral cats that you may encounter on the property.



To: Desiree Lopez
President of Kamalani Association Board

February 6, 2024

Dear Desiree,

I hope this message finds you well and happy.

I am with Star Energy, community microgrid specialists, based on Maui serving the Hawaiian Islands. We specialize in converting entire communities to solar power by installing community microgrids. I have performed a preliminary assessment on the Kamalani community and it appears perfect for conversion.

We are working with several condo communities on Maui including Iao Parkside, Iao Gardens, Kai Ani Village, Kihei Villages, Keonekai Village, and Blue Sea Breeze apartments. The reason these communities are very interested is because by converting the entire community, the condo owners will be locked into much lessor power rates than they are paying now for the next 20 years. They will also have access to EV charging.

MECO currently has 120 lawsuits against them and they are implementing TIME OF USE billing, both of which will drive electric rates up drastically this year.

The roofs at Kamalani are perfect for solar installation but if the community would prefer to have carports, we can install carports to mount our PV panels onto. While we are at it, we install EV charging capability so that residents can easily charge electric vehicles.

Everything we do is paid for by our capital investors who assume all of the project risks in exchange for selling power to the residents at a cheaper rate than they are paying now and fixed for the next 20 years. The only noticeable difference to residents is that they will be paying a lessor power bill to a different entity and they will never experience a blackout.

The net effect of this would be that the residents of 2024 had the foresight to have a sophisticated energy production system seamlessly integrated into the community that fixed the energy cost way below 2024 rates for the next 20 years saving everybody money, raising property values, and benefiting future generations.

I initially meet with the board president and available board members to inform them of the specifics on how this works. I would be delighted to meet with you at your convenience to go over this opportunity with you.

Best Regards,

Bruce White
808-346-0669
Info@starenergy.systems



Community Renewable
Energy Solutions

Bruce White
Director of Project Development
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PROBLEM

- We're paying the most expensive power rates in the country.
- The power company is fighting over 130 lawsuits stemming from the Lahaina tragedy. Time of use billing is being implemented soon. Both are going to cause our power rates to surge upwards beyond the 6% annual average increase. Communities that are still operating on fossil fuel grid power will be wasting millions in energy costs.
- Grid energy is polluting our air. We must pay attention and take necessary steps to lessen environmental damage.
- Grid power is vulnerable and dangerous during storms. It's not consistent or dependable.

SOLUTION

Star Energy offers a simple solution for converting large scale properties to community grid solar power. We are not selling anything and we do not charge for our services. What we do is assess your energy needs and custom design a community grid that will power your property and we secure the capital to build it. As part of the project roofs may be replaced and carports and EV charging installed. Simple as that!

WHO ARE WE

We are solar industry experts with over 120 years of combined experience worldwide. We're using our experience and expertise to turn Hawaii green one community at a time using community grids. We have the backing of industry capital due to our experience and expertise.

WHAT IS IT

The technology used for converting existing large scale communities to 100% clean energy with night time battery storage is now available in Hawaii and is used on Oahu in new development. The system is integrated into communities seamlessly and transparent to the residents. Once installed residents will be paying a lessor power bill and it will be fixed for 20 years saving each resident a fortune in energy costs.

BENEFITS

We offer this solution for the pleasure of your community to save money with a fixed rate, enjoy increased property values with the energy secured for 20 years, have dependable and reliable energy, and your home won't be contributing to air pollution. Now is the time to convert your property to using clean energy. The stars are aligned. We have the technology. We have the capital. We are here to make it happen as simple and easily as possible.