



## RESIDENT MANAGER'S REPORT

NOVEMBER 2017

*Board Meeting- December 4*

### BUILDING

#### **SHORT TERM RENTALS**

Our Association Attorney, Christopher Goodwin, has received a letter from the Department of Planning and Permitting for the City and Council of Honolulu, regarding, short term rentals and non-conforming use certificates (NUCs). Department records indicate the site was developed as a multifamily dwelling and based on its location in the Apartment Precinct, no transient vacation units (TVUs) are allowed to operate without an active NUC. For purposes of the Land Use Ordinance (LUO), short term rentals are TVUs. Pursuant to the LUO, TVUs are not a permitted use in the Apartment Precinct. Although certain units appear to have previously held NUCs there are not active NUCs on site at this time.

Because of this recent finding, short term rentals will not be allowed at Waikiki Lanais. Notices will be sent to all owners and posted in the building.

#### **RESIDENT MANAGER'S UNIT- RENOVATION**

Ohana Environmental Construction tested the floors in the kitchen and bathroom of the Manager's Unit. They found the black matte adhesive used on the bottom layer contained asbestos. Aina Environmental Group was hired to abate asbestos material.

J.K. Construction's proposal for renovations for Resident Manager Unit was signed. As of writing unit has been fully demo'd. The ceiling has been scraped and smoothed. All angle valves have been replaced with isolation valves to be installed this week. Kitchen cabinets were installed. Counter tops are set to be picked up this week and flooring to be picked up next week.

#### **REPAINTED DOORS**

Maintenance staff repainted all elevator doors/frames, trash room, electric room, and fire exit doors. Touch-ups still in progress.

#### **PEST CONTROL**

Certified Pest Control is scheduled to service common areas on Wednesday, December 6<sup>th</sup>. They have also extended discounted rates for residents seeking service.



## RECREATION AREA- ROOFTOP

### **FANS**

Roof Fan #7 belt was replaced on Tuesday, October 24<sup>th</sup>.

Roof Fan #6 for the trash chute was serviced on Tuesday, November 7<sup>th</sup>. Temporary fix was very temporary. Housing for fan is extremely rusted and worn down. Rattling noises believed to be from housing not being fully secured. Interstate Energy will be submitting proposal for replacement.

### **5<sup>th</sup> FLOOR DECK**

Seal Masters is scheduled for touch-up repairs to the 5<sup>th</sup> Floor deck coating on Monday and Tuesday, December 4<sup>th</sup> and 5<sup>th</sup>, weather permitting. During this time the pool, spa, and women's room will be closed. Access to the gym and men's room are still available.

While pool is temporarily closed in-house staff is scheduled to replace the pool chlorinator and the laterals in the tank. This will help with overall cleanliness and chemical levels in the pool.

## GROUND LEVEL

### **GARDEN**

Maintenance Staff removed one of the bamboo trees obstructing view from parking lot. Plants were also trimmed significantly to increase visibility. The sprinkler system was also repaired in-house.





## OTHER

### **LEONARD TOM**

Leonard Tom, our Property Manager with Touchstone Properties, was involved in a surfing related accident at Makaha Beach. He was taken to the hospital in critical condition, however he unfortunately did not survive and passed away. Services for Leo are scheduled to be held Saturday, December 2nd, 9a-2pm at Nuuanu Memorial Park and Mortuary– East Chapel.

### **SPECTRUM CABLE**

Spectrum completed their cable box installation on Thursday, November 9<sup>th</sup>. Most units had the most up-to-date cable box.

### **OVERNIGHT STAFFING- STILL IN PROGRESS**

Currently still searching for overnight staff member to work Sunday through Wednesday. Previous Craigslist ad expired beginning of November and was renewed on November 20<sup>th</sup>.

### **TRESPASSED**

On Sunday, November 12<sup>th</sup> at approximately 11:30A.M. the building's fire alarms were triggered. Board Member, Kerry Kassover, assisted Resident Manager in inspecting all floors. Upon inspection Kerry and myself found 8 pull stations triggered and 1 fire exit sign dislodged. Upon reviewing the security cameras, the culprit was found and trespassed from the building.

### **HOUSE RULES VIOLATIONS**

No Smoking- 3  
Leaking A/C- 5  
Horseplay- 1

***Joshua Jay ARM***®  
**Resident Manager**