

Kaanapali Royal AOA
Will Chaney
General Managers Report
January 10, 2019

Terminex Pest Control

Has been replaced by Mid-Pacific Pest Control.

Last date of service 12/2018

Mid-Pacific Pest Control

Handles the entire property now, on a quarterly basis.

Last date of service 11/2018

Pua Ohana Coconut Palm Trimming

Will be trimming today. We do this twice a year.

Last date of service 7/2018

Hawaii Coconut Protection

Injects all palms once a year.

Last date of service 10/2018

Dorvin D. Leis Co., Inc.

Continues to do our monthly preventative servicing for both plants. Completed the South chiller plant in December, and will replace the North chiller sometime around the end of February- beginning of March, if there's no issues.

D.L. has agreed to teach Roberto and myself how to make some of the repairs ourselves, as we can save quite a bit of money by doing it "in house".

Cooling Tower Water Treatment

Monthly maintenance service by Pural Water Specialty Co. In-house monitoring water usage for both plants three times a week. Kehau has the readings.

Annual Fire Extinguisher Testing & Replacement

Maui Fire Control Inc. inspected all fire extinguishers, which is a requirement of Maui County.

Last date of service 4/2018

Annual Back Flow Testing by Pural

Annual inspection and testing of back flow valves. A total of five (5) back flow valves, including one main valve for the main water supply. One (1) irrigation back flow valve and two (2) valves located between the office and H building.

Each cooling tower, there are four (4), has one backflow valve. This is a Maui County Code requirement.

Last date of service 4/2018

Annual Fire Alarm Testing

Johnson Controls, who bought Simplex Grinnell, inspected all the pull stations on all the buildings, as well as the swimming pool area. Test included sounding each building alarm and the main alarm panel located in the office. They have found that our system needs a MAJOR upgrade, and are in the process of speaking with the Fire Marshall. Once they speak with the Fire Marshall, we'll come up with a plan and a time frame when we'll proceed with the upgrade. At this point, I don't have any idea of the costs, as we have to wait to hear what the Fire Marshall says.

Last date of service 11/2018

List of Improvements Since Will Chaney was Hired:

Two-way radios for everyone.

Took down phone box at the pool, and repainted the wall. We're already compliant with our signs.

We're now 100% compliant with OSHA. The AED battery expired in 2012, and the oxygen tank was empty. Both have been upgraded. The maintenance building and office both have new and upgraded first-aid kits, and both are accessible to the public, if needed. Eye wash stations are installed in both the maintenance building and the pool room.

Set up company emails- instead of using personal emails. More professional.

Installed an electric plug outside my window, to get rid of the orange cable that was hanging out the mail drop slot in the front of the office to charge the golf carts.

Painted the walls to the pool entrance and around the trees, along with new water trays.

Tennis court cleaning tools were bought: a water broom and a roller sponge are now being used once a week.

Newspaper machine in front of the office is now gone.

Two (2) 55 gallon drums of concrete cleaner and stain remover was given to us (\$4000!). We can now clean our sidewalks professionally, ourselves.

Bought a power washer along with a 15" cleaning tool that works with the power washer. The old power washer has been broken down for a very long time, but we'll get around to trying to fix it when we get the time, as a back-up.

Bought two (2) body harnesses so our crew can clean the gutters and work on the roof safely. Before they were using a rope...

New roof for the maintenance building- guaranteed for 25 years.

Painted various projects around the property, including the front gate, as well as the ceilings in the office and mail room areas, and the walls to the entrance of the office area. (Was yellow).

Bought a security surveillance system, as we now have our own security staff. They have twenty (20) marked places around the property that they visit four (4) times a night, at random. The guard booth now has a phone, and is being used, instead of being used as a storage box. Security also has various tasks to complete, as well as feeding the cats on the weekends.

Bought bright neon green warning stickers to put on the windows for people that don't pay for parking, or are illegally parked. Also, we now have an agreement with ADP Towing- hence why you see the "Private Parking" signs around the property. We now are legally allowed to tow vehicles.

Replaced the four (4) wooden table under the cabanas at the pool with recycled plastic composite tables. Waste of time re-staining the table every year, and the new tables will last years.

Changed cell phone carrier to Verizon, along with getting two (2) smart phones- while getting rid of one (1) flip phone. We needed better phone service, security needed to take pictures, and we're saving over \$50/month.

Ordered new metal doors for "Q" building. Was getting quotes for over \$15,000.00, when we can install them in-house. New doors cost are \$5,144.00- over \$10,000.00 savings.

We now have an account with Simplot, for our landscaping needs, as the company we were using closed. We bought a chemical that's going to kill off all the "nut grass" on property, along with new fertilizers and tools to help our crew do their jobs more efficiently and professionally.

Bought many and various tools for the crew, as they were using their own tools from home. Also purchased them new shirts.

Got rid of the DSL and land-line system. Everyone has their own cell phones or got their own land lines, their own internet and WiFi, and we supply basic cable. Saving are over \$500.00/month.

New phone system for the office, guard booth, and maintenance building. (Hawaiian Telcom).

New high speed internet system for the office. (Hawaiian Telcom). With the old system (DSL), it took me 2.5 hours to download a seven (7) page proposal! Total waste of time.

New grills and new tile at the BBQ pit- VERY nice! Also, replaced the rusting fence post behind the BBQ pit. (You're welcome Mr. Duckworth)

Replaced the strainers in buildings A-G "in-house". A savings at over \$11,000.00.

Took out all three (3) guard rails that were illegally installed behind buildings H-M.

I'm sure there are things I forgot about, but this is a good start!