

PRESIDENTS REPORT:

Bret, our new Manager, is continuing to do a great job since his start here at Wavecrest. He noted a safety problem and installed a new hand rail at the front off as well as the pool entrance. This has corrected a safety issue that has been ongoing for a number of years. He takes action to solve plumbing leaks in order to prevent further damage when a homeowner or plumber is not available. He took it upon himself to crawl under our office to inspect for gas a leak for safety reasons until a gas man could become available. A WWTP privacy fence has been installed. Continuous work on Internet System.

Bret's willingness to get out and work with his staff to solve Wavecrest problems is a great asset.

Kalei is doing a great job fulfilling the duties of office administrator. She always greets everyone with a smile and does her best to help those when needed. Kalei is a great asset to our office and fills in for Bret when necessary in the office.

I also want to commend the rest of our staff for the great work they are doing here at Wavecrest in continuing to make our facility the best on Molokai.

We are working on getting our stairway emergency lighting up to code.

We are also working on fire system updates as required.

Our grounds and buildings continue to show improvement. Deferred maintenance will continue to be a major issue but we are slowly catching up. We are fortunate to have a great staff and are working to replace a maintenance person who left our employ.

We are continuing to have water leaks. This is an older facility and you can help by installing water shut-off values.

Again the office would like an update of all homeowner's addresses, emails, phones, keys, etc. Please make sure the front office is provided with a key to the homeowners unit. The purpose of this action is in case of emergencies. Homeowners need to be aware of the State Laws requiring an on island contact for homeowners renting their units (representation needs to be present on island and available). If Wavecrest has to become involved homeowners will be billed for their time. Please contact the office to ensure we have your current information.

If you park a vehicle or store a vehicle on the property you must provide a key for that vehicle to the front office for safety and emergency reasons.

A walk thru was conducted in February of 2014 to look at completed maintenance projects and to review those that are either being worked on or need work in the near future. At the same time numerous violations were noted and recorded. A notice was sent to all homeowners requesting that these violations be corrected or fines would be assessed.

The board is responding to homeowner complaints to enforce house rule violations here at Wavecrest. The house rules, etc. were developed by the homeowners and everybody is treated the same. If the

homeowners wish to make changes it is up to them to voice their opinion at a meeting and request that a committee be formed to review and make the changes to the existing House Rules, etc. as necessary.

All homeowners need to be aware of the House Rules, Owner and Occupant Rules, Wavecrest Design Details, and homeowner insurance requirements. There is going to be a thorough review of violations such as: Extra vehicles, off colored drapes and curtains in windows, and on lanai doors, etc. not in compliance. Owners and occupants not signing in at pool as required. Wavecrest has a web page on the internet (wavecrestaoao.com). It contains information related to Wavecrest, bylaws, house rules, etc. Remember the owners are responsible for their units. That includes all renters or any person occupying their unit.

Those of you that were present at the special meeting in May are aware that the board voted to approve the bid for the rebate application for sub metering.

We are looking at purchasing a PA system for our meetings. I have reviewed some on the internet and we should have one in place before the next meeting in September.

Our Waste Water Treatment Plant was recently inspected by the State and passed all requirements. Our thanks to Shane for the great work.

Our electrical and gas costs are continuing to go up. These two utilities take up a major part of our budget.

We will be changing the pool code immediately after this meeting. We will notify you the new code.

To follow, Rose Pecoraro will make a report on "Why sub-metering makes sense for Wavecrest"