



**BOARD OF DIRECTORS
ASSOC. OF APARTMENT OWNERS - WAVECREST RESORT, INC.
Kaunakakai, Hawaii**

NOTICE OF MEETING

Date: Friday, June 3, 2022.
Time: 9:00 a.m. HST
Place: via ZOOM Teleconference

Agenda and Order of Business

Call to Order - Determination of Quorum, Homeowner's Roll Call, Proof of Notice of Meeting

Review/Approval of Minutes and Reports -

- Regular Meeting Minutes of March 15, 2022
- President, Treasurer, and Manager's Reports

Discussion/Action Items –

- eGauge Connectivity – Hardwiring
- House Rules – Aligned with HRS and Published Documents
- Owner and Agent Responsibilities
- Reserve Study – Yearly Review and Revisions

Open Session - Owner Comments limited to three (3) minutes.

Executive Session - Closed session called by the Board President

Adjournment

*Teleconference Information:
1-669-900-6833
Meeting ID: 885 0463 6023
PIN: 523718*

DATE OF NOTICE

May 19, 2022

Respectfully submitted by:

Zoom weblink: <https://us02web.zoom.us/j/88504636023?pwd=OWF1MGc3N3VEbktmVk9ERzNxVXQ4dz09>



BOARD OF DIRECTORS - ASSOCIATION OF APARTMENT OWNERS

**WAVECREST RESORT, INC.
Kaunakakai, Hawaii**

**Friday, June 3, 2022 @ 9:00 a.m.
via ZOOM Teleconference**

Video or audio recording of this meeting is not allowed. This meeting is for owners only. Owners are asked to hold comments until 'open session' following the business meeting of the Board of Directors.

ZOOM WEBLINK <https://us02web.zoom.us/j/88504636023?pwd=OWF1MGc3N3VEbktmVk9ERzNxVXQ4dz09>

CALL IN INFORMATION – DIAL 1-669-900-6833, MEETING ID 885 0463 6023, PIN 523718

AGENDA

CALL TO ORDER

ROLL CALL - Determination of Quorum, Homeowner's Roll Call, Proof of Notice of Meeting.

APPROVAL OF MEETING MINUTES – Approval of Meeting Minutes for March 15, 2022.

DIRECTOR REPORTS – President, Treasurer, Manager.

DISCUSSION/ACTION ITEMS

- eGauge Connectivity – Hardwiring
- House Rules – Aligned with HRS and Published Documents
- Owner and Agent Responsibilities
- Reserve Study – Yearly Review and Revisions

OPEN SESSION – Owner comments, limited to three (3) minutes.

EXECUTIVE SESSION – This is a closed session called by the Board President for BOD members to discuss, review and potentially act on legal and personnel matters.

ADJOURNMENT



**Board of Directors Meeting Minutes
March 15, 2022**

The Wavecrest AOA Board of Directors meeting was conducted pursuant to the provisions of the Governor and the Maui County Mayor's Executive Orders. Board Members and Staff participated in the meeting in person at the cabana. Homeowners were provided a zoom website link as well as a phone number to participate in the meeting and provide public comment.

1. Call to Order and Roll Call

- a. The regular quarterly Board of Directors meeting was called to order by President Jack Thornton at 9:18 a.m. HST on March 15, 2022. Proof of meeting was posted on February 22, 2022.
- b. The following Directors were present: President Jack Thornton (A207), Vice-President Michael Peters, Treasurer Martha Strock (A101/B102), and Secretary Rod Huck (A103). A meeting quorum was established.
- c. Homeowners in Zoom attendance included: Amanda Ballou (A211), Anne Flipp (C203), Kimberly Dutton (B310/C110), Wayne Courtney (C114), John Sriver (A110/A308), Jim & Ingrid Kindsvater (A215), Robert & Virginia Laszewski (C311), Colleen Simon (A214), Julie Jacobs (C104), and Neil Strock (A101/B103). Others in attendance included Wavecrest attorney John Morris and Property Manager, Zaida Place.
- d. Proof of Notice of Meeting was sent out on February 22, 2021. 10-day notice was met.

President Jack Thornton welcomed everyone to the board meeting and read highlights from his President's report including welcoming thirty plus new homeowners since January 2021 and informed of the ending of the Hawaii Safe Travels program on March 25, 2022, for mainland travelers, however, travel mandates still in effect for international travelers, masks are still required indoors, and guest check-ins are still required. Wavecrest needs to remain a special place, so we are continuing to address repairs and improvements, success attributed to Wavecrest employees and their skillsets.

At 9:33 a.m. Beverly Ferguson (B101) joined meeting via zoom.

President Jack Thornton continued...because of this, he noted was the plus side that we are reducing the amounts needed for our reserve study funding per project and getting much needed repairs and updates around the property. We have a reserve study completed in March 2020, for 2021, and will request later that an updated non-site-visit study be completed to reflect current state with shipping, material prices, etc. being raised dramatically. Guest check-ins are still required, and we are still working on interactive controls with Condo Control to make this an easier process. Complimentary Wi-Fi is not for streaming, it was intended for sub-metering and have been interfering with our service. Passwords will be requested upon log in to our system and owners are responsible for whomever they share their passwords with.

2. Review/Approval of Minutes and Reports

- a. The December 06, 2021, meeting minutes were presented for review. President Thornton noted that there was no additions, changes, or corrections to the December 06, 2021, meeting minutes. Treasurer Strock motioned to approve the December 06, 2021, minutes as drafted, and Secretary Huck seconded the motion. Motion passed unanimously 4-0-0.
- b. The Treasurer's Report was presented and summarized by Treasurer Strock who stated that she generally does the report comparing by where we stand in the month and the latest figures, I got from Hawaiiiana were from January with where we were last year and what is budgeted. Our revenue is slightly down. We are looking into that. Our operating expenses were up, mostly because of the insurance. Hawaiiiana divides the insurance master policy payments into twelve separate payments, however, we pay it over 5 months, not 12 months, so it's heavily

loaded January through May and it throws the numbers off for the first few months, but we slowly catch up and are fine by June. That means we have an operating surplus, we also paid for carpeting and a new truck, but our reserve funds, even though we paid for those, our reserve funds are still up from a year before with significant payments going out, the truck was over \$40K and the carpeting, so we're doing well financially. We are down in our delinquent active owners, and we have removed all but 6 inactive owners because the units have turned over, we have collected what is due to us, and we have new owners who are all paying their dues. So, I would say we remain in a healthy position and want to continue to build our reserve fund, we do have major projects but we're doing very well with Zaida keeping a close watch on the expenditures.

- c. No secretary's report due nothing new to report.
- d. The Manager's report was presented in written format and stand as posted. Manager, Zaida Place informed of homeowner plumbing issues and Rockland Taylor reviewed attachment to the Manager's report that he created. He also noted that there should be inspections and that WC should hold contractors accountable and asked what Wavecrest's rights were concerning this matter.

Attorney John Morris stated that per **§514B-138 Upkeep of condominium; high-risk components**, the Board of Director's is given the rights under the law to require inspections and even if something is not obviously failing, if it's a high-risk component they can require that it be replaced, maintained, or repaired. Per **§514B-137 Upkeep of condominium**, the association has a right to enter units if it's necessary for the operation of the property, "the operation of the property" is a defined term meaning the administration, fiscal management, and physical operation of the property including maintenance, repair, and replacement of and the making of any improvements to the common elements.

3. Discussion/Items

- a. eGauge Connectivity – Hardwiring will begin when both parties are on-island to complete.
- b. Wi-Fi – Bandwidth Usage and Effects on WC Operations. As discussed, TB usage being experienced. Streaming has resulted in slowing service of service or devices being terminated from the network.
- c. House Rules – Aligned with HRS and Published Documents. Draft of House Rules to be sent out to homeowners for 21-day review/comments for board to consider and finalize. Main change to HR's will be the ability for all owners to address any concerns about issues that affect them personally, i.e., fines, violations, etc. with the BOD or mediation.
- d. Owner and Agent Responsibilities – We will be opening a dialog with new HO' soon. There is an option to acquire Wavecrest documents via Docuserve that realtors are required to provide. Documents are not official unless it comes from Docuserve. Agents are also responsible to pass on rules and regulations, etc. to new HOs.
- e. Reserve Study – Yearly Review and Revisions. Our Reserve Study is already out-of-date with price increases, new shipping rates, etc. so I'd like to revisit and update our Reserve Study with a non-site visit for accuracy and the ability to address reserve study vs. operating expenses and keeping costs under control. President Thornton motioned to rehire Reserve Associates to do a Level III Reserve Study Update for recalibration of items for true value for \$1,500.00. Treasurer Strock seconded the motion. Motion passed unanimously 4-0-0.

Vice-President Peters made a motion to adopt the draft House Rules then distribute to homeowners for comments/feedback for a 21-day period prior to the BOD adopting the final version. Treasurer Strock seconded the motion. Motion passed unanimously 4-0-0.

4. Open Session

- a. **Robert Laszewski (C311)** stated compliments to Zaida and the staff for staying on top of things and that sometimes we don't appreciate how old this place is, it was not built well, and requires enormous maintenance and we appreciate the work that you and the board are doing as well. Thank you to the Board for being diligent on reserve issue. I look back at our October 2017 statement and we had in reserves \$343,000.00 and as of October 2021 we have \$701,000. So that's a huge improvement and it doesn't go unnoticed. I do hope that we take a serious look at our parking lot problem. What are the costs, how to fund...start a planning process and

create a concrete plan. Regarding delinquencies, as of the October report we have an outstanding \$267,000 delinquency and last time Martha reported a couple of those were concentrated on a couple of homeowners. Questioned what's being done, if it's collectible, etc.

Attorney John Morris stated that generally condominiums are not in a good position to collect due to Hawaii Laws and being a second lien holder. This makes it very difficult and costly, not like the past when we were able to do non-judicial foreclosures. He recommended categorizing prior owner delinquencies in a different category for a clearer understanding of what is owed and what is happening. From legal point of view, a strict procedure is followed which includes a letter, lien, follow-up letter, if no response after a 90-day period, recommendation to the BOD to start a foreclosure. Association is only entitled to 6-months of rent collection for maintenance fees. The ability to collect is limited.

Robert Laszewski questioned what the current number of delinquent homeowners is and are we taking some of the steps the attorney just outlined and hope that we are not just doing nothing.

President Thornton stated that we are doing what we can questioned attorney regarding utilities. Attorney John Morris stated that yes, we can per our resolution. Further discussion followed.

- b. Amanda Ballou (A211) – Follow up on the parking lot comment at previous meetings. What information has the board turned up and the board is considering. Regarding the parking lot.

President Thornton stated only received to recover with asphalt again. Need to be done properly and looking at proper installation including bedding, compaction, etc. Board is still looking for a finished product with decent quality work for what we will pay for and assessment to properly complete project.

- c. Julie Jacobs (C104) – Is the Wastewater Treatment Facility a part of the reserve study and is the contract with the reserve study going to include that equipment and its' lifetime.

President Thornton stated that he will be out to inspect a WWTP in Hana and has a rough idea on lifetime. We will have to do something within a 10-year period.

Julie Jacobs asked what the three largest amounts of study will be. WWTP, Driveway...

President Thornton included painting and gutters, which include a lift previously board approved.

- d. Rockland Taylor (C106) – If you notice, no credibility to people around here, look at all the positive. Thank all of you and the crew.

President Thornton stated that yes, the skillset has improved since he's been on board, but it doesn't mean it's never been like this before.

- e. Dan Reed (C105) – Regarding losses and rental units we collect rent from, does that mean that Wavecrest is renting it out or the homeowner is renting it out.

President Thornton stated that Wavecrest is renting them out using Tropical Island Properties.

Dan Reed also asked it's no secret that the cost of living is skyrocketing on Molokai, \$6/gal. for gas and groceries skyrocketing, he questioned cost of living raises for employees and if not, requested the Board look into that.

Secretary Strock stated yes, there is a cost-of-living increase, end-of-the-year bonus and a Christmas bonus.

Is there a possibility that we look into a cost of living raise for employees?

President Thornton stated that it's a priority to maintain and support our employees. Cannot discuss due to confidentiality laws.

Attorney John Morris stated that the board can go into executive session to discuss personnel issues including salaries, performance, etc. Board discussion only. The Bylaws state that personnel issues is delegated to the board.

- f. Robert Laszewski (C311) – Ask unit owners to install water leak detectors. Inexpensive. Board should consider putting them into the units. Great investment. Encourage and have the association install when inspections are completed.

Rockland Taylor (C106) concurred that this is a good investment. Very inexpensive and can only help us.

President Thornton stated that we do weekly attic inspections, and we can add them up in the attic.

- g. John Scriver (A110/A308) – Stated that he purchased a couple sets himself, added functionality at \$50 for 3 units with text/message alert.
- h. Julie Jacobs (C104) - Garden report. Dallas and I have stopped working them. We're maintaining it. Planter beds to be not working and water and soil conditions and such. They are available if anyone else wants to work them. Replacing with other options that they would like and what appetite to make them active gardens again or just removing beds and putting in a sitting area or bird feeders.
President Thornton thanked Julie for the notification.
- i. John Scriver (A110/A308) – Cut off for about 20 minutes. Will submit questions for board and attorney following meeting.
President Thornton informed John to use Condo Control App.
- j. Beverly Ferguson (B101) – Just wanted to come on and say thank you to Dan for bringing up the issue of supporting staff financially and to back them on that. Wanting them to get paid as good as possible to lessen turnover. Secondly, issue of putting forward a motion of fines and homeowner rules, when putting together to clarify with sign-ins and homeowners living on-island coming and going with vehicle sign-in. Pickleball has been wonderful and thank you for supporting that with reimbursement to HOs that did the update.
President Thornton stated that reimbursements were being made and pickleball equipment was at the post office ready to be picked up.

With no further homeowner comments, President Thornton request to move to Executive Session. Treasurer Strock motioned to move to Executive Session, Secretary Huck seconded. Motion carried unanimously 4-0-0. Session was ended at 9:35 a.m.

5. Executive Session

- a. *Executive session convened at 9:36 a.m. No motions or votes.*
- b. *Executive session closed at 9:45 a.m. HST. Director Strock moved to close the session. Secretary Huck seconded the motion. Motion passed 4-0-0.*

6. Reconvening Open Session and Adjournment

Open session reconvened at 9:46 a.m. HST. The meeting adjourned with a motion from Treasurer Strock and seconded by Director Huck. The vote pass1065ed 4-0-0. The meeting adjourned at 9:48 a.m. HST.

Respectfully submitted,
Werner Rod Huck, Secretary
Attachments: Board and Staff Reports

Welcome to the Wavecrest June 2022, board meeting. It seems that there are now even more new owners to welcome to Wavecrest. So, Welcome to Wavecrest. With that in mind it seems like the previous board items are worth repeating.

Hawaii Safe Travels Program for Mainland Travelers is suspended

This means that they are suspending the requirements for Vaccination Cards and Covid testing for travelers coming from the mainland. International travel mandates are still in place. Check with the office to see if masks are still required indoors. Guest check-in also is still required upon or prior to arrival. Guest check-in can now be done online.

Repairs and improvements

We continue to aggressively address repairs and improvements while also experiencing escalating expenses. Our manager will be reporting on some of these big-ticket items. Please join me in expressing our continued appreciation for the dedication and skills of our employees. As always please respect their work areas and allow them the space to work uninterrupted. If you have maintenance or violation concerns, please log into our Condo Control system. The new address is app.condocontrol.com. Contact the office if you have questions. Written forms are for guests and others that do not have access to Condo Control because they are not owners.

Reserve Study

The most recent reserve study was started a little over two years ago [March 2020]. It was for the period beginning January 1, 2021, through December 31, 2021. *"A Reserve Study is a planning tool, and it is understood that ...Because the physical and financial status of the property, ...are all in a continual state of change, ...we do not expect that the events projected in this document will all occur exactly as planned. The Reserve Study is by nature a 'one-year' document in need of being updated annually so that more accurate estimates can be incorporated."* [Association Reserves (Study). March 4, 2020. pp. 28. para. 4]

Association Reserves has been hired again as part of an official update to review the previous Reserve Study they performed.

Fiber cable installation

I am reviewing an option for fiber cable installation to all Wavecrest units. This would serve two purposes. Owners would be able to purchase service directly from Hawaiian Telecom over the installed fiber and Wavecrest will be able to use it for internal needs. We encourage you to consider putting in your own services.

House Rules

House rules will be sent out to owners and new owners so everyone can refamiliarize themselves with them. We are adding the full statute we use for mediation. We adopted the Hawaii Revised Statute (HRS) for mediation, but I feel that for clarity the entire body of the statute should be fully entered into the Wavecrest House Rules. We will then re- present the rules with the addition of the entire form of the mediation statute for adoption.

Open Board Positions

Joining the Wavecrest board is a great way to serve our community of owners as well as interact with our local community. There are currently two board vacancies. Please contact Hawaiiiana or the Wavecrest Secretary to express your interest in joining the Wavecrest Board.

Stay safe and healthy,
Respectfully submitted,
Jack Thornton

**Wavecrest AOAO
Treasurer's Report**

	Actual 2022 April	Budget 2022 April	Actual 2021 April	Percent Change April/April	YTD Actual	2020 Budget
Revenue	84827.49	88014	75500	12.4%	350320.49	352056
Expenses						
Utilities	19927.59	17125	13604	46.5%	86428.18	68500
Professional Services	6161.3	4840.61	7913	-22.1%	19542.65	22614.44
Bldg Maintenance	11363.67	11866	2849	298.9%	39151.3	47464
Payroll & Benefits	27648.07	29392.42	18236	51.6%	141885.68	116873.68
Other expenses:						
Insurance Master Policy	30373.12	9037	18435	64.8%	125172.1	36148
Insurance Flood	0	9250	0		0	37000
Insurance Property	0	0	0		941.5	0
Insurance Auto	0	0	0		972	0
Insurance Claims	0	67	0		0	268
Meeting Expense	1178.48	300	420	180.6%	4954.78	1200
Miscellaneous Expense	236.13	315	70	237.3%	1538.01	1260
Maintenance Fee Expense	1845	3333.33	0		1845	13333.32
AOAO Wavecrest Rental Expense	0	343	0		0	1372
AOAO Office Expense	344.25	605	0		1377	2420
Real Property Tax	0	0	0	1494.9%	1494.87	4476
State General Excise Tax	988.8	215	533	85.5%	1892.72	860
Total Operating Expenses	100066.41	86689.36	62313	60.6%	427195.79	353789.44
Operating Surplus/Deficit	-15238.92	23465.33	13116	-216.2%	-76875.3	-1733.44
Capital Improvements	100	0	0		23327.11	95500
Total Cash Disbursements	100166.41	86689.36	62313	60.7%	292505	464571
Cash and Investment Balance						
Operations	153677.04		175584.96	-12.5%	450522.9	449289.44
Reserves	662489.55		641589.48	3.3%		
Total Association Cash	815974.14		817,174.44	-0.1%		
Delinquencies - Active Owners						
Maintenance Fees	115354		147070	-21.6%		
Legal Fees	7585		9585	-20.9%		
Late Fees	16175		16621	-2.7%		
Rental Income-Lockers	59		0			
Interest Charges	73315		74017	-0.9%		
Fines	2172		782	177.7%		
Total	214660		248214	-13.5%		
Delinquent Active Owner Count	62					
Delinquent Inactive Owner Count	7	38,873	29000			



Aloha Homeowner(s):

Recently, we were notified of an on-going leak in which the handyman came and replaced the drywall then reported the leak to the homeowner, who then notified the office days later. When I questioned the handyman as to why he did not immediately report it to the office and closed it up, he stated that there were guests due to arrive. This is not acceptable and that is why we encourage an HO6 insurance policy to include relocation of guests in these types of emergencies. When we were finally allowed access, we discovered we also needed to replace deteriorated fittings on the waste lines which were immediately replaced within a day by Wavecrest personnel. Thank goodness the unit above is being remodeled so water is not in use as it could've caused extensive damages to multiple units. **We continue with our repipe efforts when the kitchen and/or bathroom walls are opened during remodels and repairs.**

We will be continuing our unit inspections and checking High-Risk Components. Per the last meeting, there was a discussion regarding inspections and access, and it was determined that per HRS 514-B – 146 Upkeep of Condominium; High Risk Components, the Association is authorized, after reasonable notice to the owner, to enter the unit to perform the required repairs and/or replacement of all faulty high-risk components as the sole cost and expense of the unit owner. High-Risk plumbing inspections are mandatory and will be scheduled by the AOA every 2 years.

Welcome New Homeowners: Brett & Bonnie Loud (C101), Adrian & Eleanor Canencia (C112), Julie Funke & Jay Goklani (C216), returning homeowners, David & Elizabeth Borchardt (C304) and Christensen Barnhart and Company, LLC (C316).

At The Office: Online fillable check-in forms are available on our website www.wavecrestaoao.com. It's a simple process but does require information prior to filling out form to ensure secure authentication and review and consent to electronic record and signature disclosure to proceed. You and your guests will appreciate this process, especially for after-hour arrivals. After submitting an online form, all you or your guests need to do upon arrival is to put your parking pass inside the vehicle and contact the office via in person, email, or phone with vehicle information if applicable.

Many guests have been arriving without access to unit numbers, access codes, or lockbox codes and are unable to find the information in their email. Please be sure to inform your guests to have this information available prior to arrival. Due to having to make phone calls on their behalf to the rental agency/homeowner/on-island rep/cleaner or help them locate reservation information we will be enforcing the Owner Service Fee for providing assistance per the May 6, 2019, letter to homeowners from the Board of Directors. New homeowners receive this document in their welcome packets upon their deed submission. Sometimes these efforts can take up to a half hour and it's been happening more frequently which has been frustrating for your guests and also time consuming for the office.

Tennis, pickleball, croquet, and shuffleboard equipment are available at the office for a \$10.00 deposit. Copies (\$.25ea.), ticket printing (\$1.00 per page), Fax (\$1.00 per page), laundry detergent (\$1.50 ea.), and quarters are also available at the office.

Completed Projects:

Heater Flushing (Bldgs. A/B/C)	A312 Repipe
Cabana Decking	A212 Pipe Repair
Lounge Chair Reupholstery	

On-Going Projects:

Building Hallway/Exterior Carpet Project	Bldg. C Hallway Light Project
Bldg. A Heater Installation	Office Apartment Refurbishment

Employees:

Welcome aboard our new groundskeeper Cailen Naehu. Both he and lead groundskeeper Kaiula Kalawe are elated to have a new Mule for hauling tools, equipment, and green waste. Building maintenance Shannon Pagay does weekly attic checks and noted that our on-going heater maintenance program is really starting to have a positive effect on our water supply lines. Our crew continues to amaze our resident homeowners, renters, homeowners and guests with their continued hard work and dedication to maintaining Wavecrest's property and grounds.

Unit Inspections:

If you have not scheduled your annual unit inspection, please call the office to schedule as soon as possible. The inspection consists of a quick check of your water/gas supply lines, windows/doors, check for water leaks, and a lanai check. New homeowners especially, should take advantage of this free service.

Cabana/Pool/BBQ:

Emergency repairs to the cabana decking has been completed. The rubber matting has been replaced with TimberTech decking that has a 50-year fade & stain warranty, is mold, moisture damage resistant and stays up to 30 degrees cooler than many other composite products. The cabana carpeting & decking was done in-house with a significant savings to Wavecrest.

Sign-in will continue to remain MANDATORY for all persons entering this area as required by the House Rules. The sign-in sheet will remain outside the gate with sanitizing spray for health and safety.

WWTP:

Both Ted and I were able to attend the Hawaii Rural Water Association Training and Technical Conference at the end of May. Not only were we supplied with a wealth of up-to-date information and learned of innovative approaches, but Ted was also able to acquire CEU credits necessary to maintain his Grade 2 Operator and DRC (Direct Responsible Charge) licensure.

This quarter, our monthly grab lab test results have been good mainly due to Ted and his attention to detail and continued maintenance efforts. He has also been training employee Kaiula Kalawe as a fill-in who's taken great interest in this career field and doing a great job as well.

As a reminder: **Please throw your wipes in the trash and not down the toilet.** Please keep in mind that our treatment plant is a living, delicate operation that should be treated with care. As a homeowner, you are responsible in helping to maintain our wastewater treatment plant here on property. You can help to care for our wastewater treatment plant here at Wavecrest by doing the following:

- **Use Water Efficiently**
- **Do Not Put any Cloggers Down the Drain**
(i.e., diapers, paper towels, **flushable and/or non-flushable wipes**, dental floss/picks, bandages, cigarette butts, coffee grounds, feminine hygiene products, candy wrappers, rags, etc.)
- **Do Not Put any Killers Down the Drain.** The EPA Clean Water Act also prohibits toxins like paint going down the drain. (i.e., paint, bleach, cleaning products, 2000 flushes or self-cleaning toilet cakes, chemicals, oil, etc.) These items are toxic and kill much needed bacteria and other microorganisms in our system that aid in the biodegradation process necessary for treatment of our wastewater. Please bag your non-rinsed paint brushes, paint trays, and dispose of accordingly.

Only mild soap, what we ingest, and toilet paper should be going down the drains. Please inform your guests/tenants (if applicable) regarding this matter to help maintain and protect our wastewater treat plant.

As always, please feel free to contact me with any matters related to Wavecrest.

Mahalo!
Zaida Place
Property Manager