

A Message from the President

Fall 2020

Dear CCM Members,

As the pandemic lingers, businesses stay closed, that favorite local grindz restaurant building is empty as we look for ways to bring some normalcy to our business. Business as usual will be vastly different as life goes on and we begin to see the positive changes on our island, along with those frustrating adjustments we all must make.

The Board of Directors reached out to the platinum sponsors offering them an opportunity to present a one-hour seminar using zoom, blue jeans or any technology of their choice. We have had McKeon, Sheldon, Mehling, CIT (formerly Mutual of Omaha Bank), Structural Concrete and Atlas step up to do an online presentation for all of you, our members. Logistics will be sent soon. CIT's seminar will be on reserves and will provide Continuing Educational credits for those needing credentials.

The Board continues to meet and look to our future focused on how we can best educate our members and support our sponsors, so stay tuned!

Thank you to the Board and all of you for allowing me to be of service,
Please stay Safe!

A Hui Hou,

Lisa Cano



Welcome to the Community Council of Maui (CCM)

Originally formed in 1991 as The Condominium Council of Maui (CCM) and now known as The Community Council of Maui (CCM), we are committed to hosting regular meetings to provide the opportunity for association members to exchange information, share experiences, form ideas and reach solutions. We offer a forum for educational programs that feature recognized experts in Condominium and Community Association affairs for the benefit of each property and individual owners. With our established relationship with State agencies, our Board of Directors remains up-to-date on newly proposed and enacted laws that affect associations and its owners.

Table of Contents

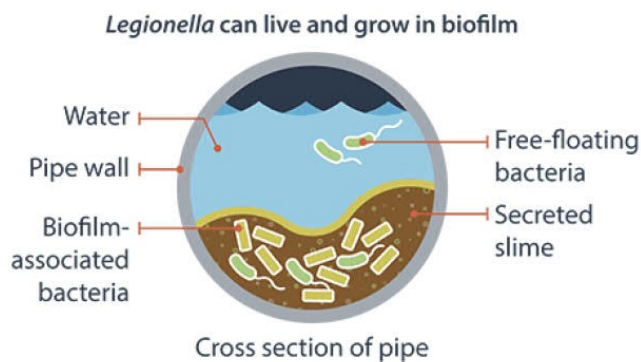
Front Cover	A Message from the President
Page 1.....	Table of Contents
Page 2-3.....	Maui Plumbing: Stagnant Water
Page 4-5.....	Energy Consulting Associates: Water Usage Monitoring
Page 6-9.....	McKeon Sheldon Mehling: Annual Meeting SOS
Page 10.....	Maui Windows & Doors: Performance Rated Windows and Doors
Page 11-12.....	Atlas Insurance: Covid-19 Insurance Coverage Challenges for Community Associations
Page 13-14.....	Premier Restoration: A Professional Guide to Cleaning and Disinfecting
Page 15-16.....	Non Profit Spotlight: Pro Arts Playhouse
Page 17.....	Hawaiiana Management
Page 18-21.....	Mahalo Platinum Sponsors
Back Cover.....	Wash & 2020 Seminar Info and List of CCM Board of Directors & Committees

"Sharing Knowledge for Community Association Management and Governance in Maui"

As the visitor industry anxiously awaits the return of our guests and full occupancy of our hotels and condo rentals, one issue that should be addressed prior is stagnant water in piping systems of unoccupied buildings.

Stagnant water in buildings due to reduced water usage from periods of low to no occupancy can result in the presence of both harmful chemicals (e.g., lead, copper), harmful organisms (e.g., *Legionella pneumophila*) or a combination of both in water.¹ *Legionella* is the bacteria that causes Legionnaires' disease, a severe form of pneumonia, commonly contracted by inhaling bacteria from water or soil.

Legionella can grow in biofilm on pipe walls where water has been stagnant which results in the reduction of disinfection levels in the water system. *Legionella* can grow and spread beyond piping systems to infiltrate storage tanks such as water heaters, expansion tanks, faucets, showerheads, ice machines and even infrequently used equipment such as eye wash stations.²



Fortunately, the CDC and the Uniform Plumbing Code (UPC) offer guidance on how to remediate the impacts on water systems from a period of extended stagnation. Some of these procedures can be undertaken by building maintenance personnel, while others may require the assistance of professional trade workers.

Before taking on any recommissioning efforts, it's important for building operators to perform a system integrity check. A visual inspection of any exposed piping and making sure all valves, pressure regulators and backflow prevention devices are in working order is crucial to prevent or mitigate system failures during recommissioning.

Thoroughly flushing a building's water system at every point of use will overturn the water in a building completely and introduce disinfectants into the water system. It is helpful to coordinate this effort with the department of water's routine fire hydrant flushing or during periods when the department boosts the level of disinfectants in the potable water supply system. However, flushing a building's water system cannot eliminate biofilms where pathogens can continue to grow and therefore routine flushing is necessary if a building continues to remain unoccupied four weeks after flushing is completed.

It's important to remember safety precautions when flushing a water supply system since initial flushes can release high concentrations of contaminants.³ To reduce this risk workers should follow OSHA

¹ Considerations for large building water quality after extended stagnation. Purdue University, AWWA et al. 16 June 2020
<https://awwa.onlinelibrary.wiley.com/doi/10.1002/aws2.1186>

² <https://www.cdc.gov/legionella/wmp/overview/growth-and-spread.html>

³ Lehtola, M. J., Miettinen, I. T., Hirvonen, A., Vartiainen, T., & Martikainen, P.J. (2007). Effects of water flow regime on water quality in copper and plastic pipes. In Proceedings of Clima 2007 WellBeing Indoors.

August 20, 2020

guidelines which recommends the use of N100 masks if contamination is possible.

Shock disinfection takes the process one step further and introduces a high level of disinfectant into the piping system for a period of time, which reduces the presence of microorganisms and biofilms in the system. Shock disinfection is also typically done on new construction within three weeks prior to building occupancy. Although this method may be more costly, it is the most strongly recommended procedure for recommissioning a building's water system.

Testing a building's water quality ensures that any actions taken were sufficient and helps to mitigate liability. The Department of Health can direct building managers on where and how to have water properly tested.

A thorough building water management plan (BWMP) is important to establish and dictate guidelines for recommissioning a building's water system. If no BWMP is available, the development of one can be easily achieved by involving all the stakeholders for the building and a reputable plumbing trade professional. The CDC also has a Water Management Program Toolkit available online to help building managers develop a program.⁴

Author:
Raymond Michaels
President
Maui Plumbing Inc.

⁴ <https://www.cdc.gov/legionella/wmp/toolkit/index.html>

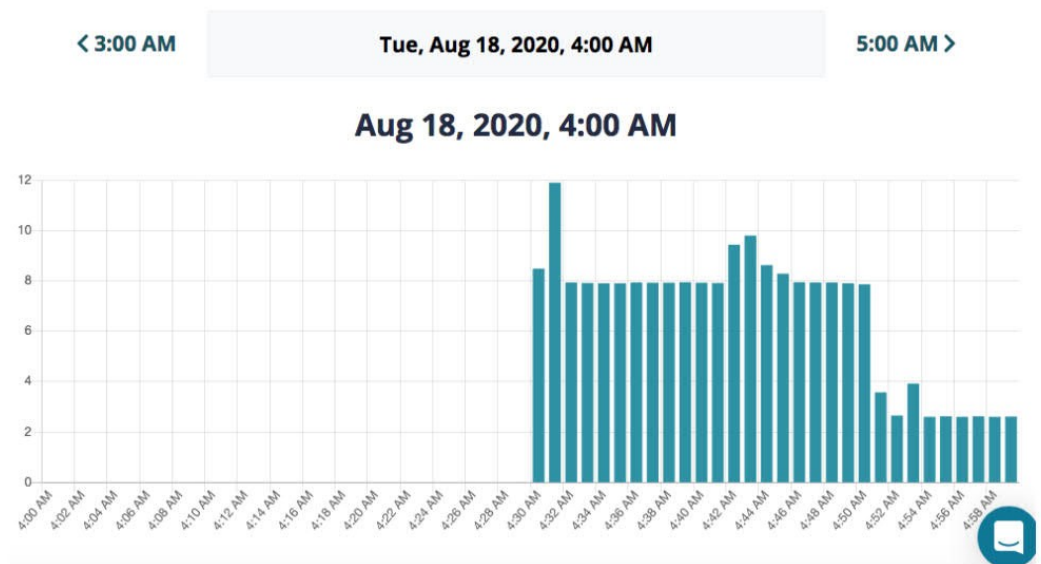


Water Usage Monitoring

Some of the condo managers I work with on energy monitoring have noticed that the water bills did not drop as much as expected when the number of occupied units dropped a lot. This could be caused by leaks in unoccupied units, underground pipes, or excessive sprinkler usage. They have been troubleshooting this by reading the meter multiple times while turning valves on and off. I have found a monitor that attaches to your meter and is designed to simplify this process by showing water usage in an online smartphone app every minute. This has helped me drop my home water bill by 30% in 2 months. The developers of the system tell me that it should work on large buildings also. I am looking for condos or businesses that would like to try this equipment with no obligation to buy. Give me a call if you are interested and I will check your meter for compatibility.

Examples

The chart below shows the water usage by our garden sprinkler system on August 18. There was no water usage from 4 AM to 4:30. The first sprinkler valve came on at 4:30 using about 8 gallons of water per minute for 20 minutes which is 160 gallons. Then the second valve came on at 4:50 using about 2 gallons per minute. I then looked at how many plants were watered by each valve and reduced some of the valve run times.



The Alert and chart shown below for August 14 were very helpful in finding a leak. The small ½ gallon per minute usage is the leak. The short larger usages were caused by other normal activities.

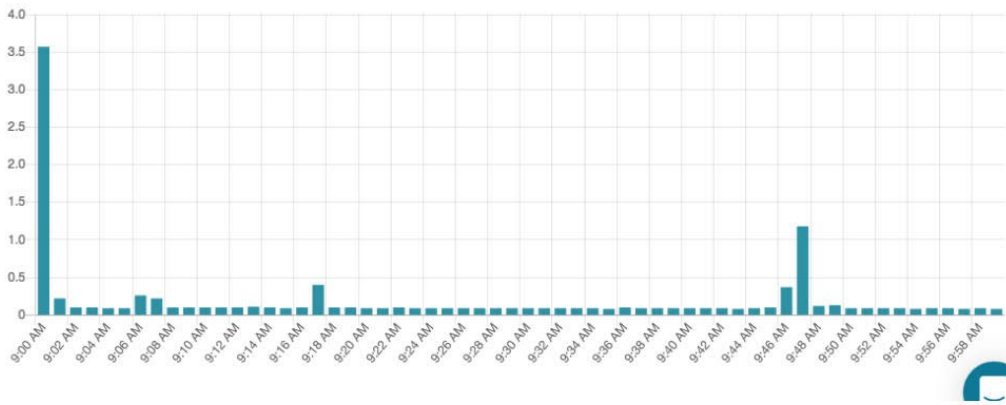


Potential Leak Detected!

Aug 14, 2020, 10:53:11 AM

Flume Smart Leak Alert triggered at Willy & Teri. Water has been running for 2 hours averaging 0.48 gallons every minute.

Aug 14, 2020, 9:00 AM



Mahalo,
Willy

Written by William Bennett, The Energy Detective, (808) 283-0404



ANNUAL MEETING SOS

Shannon S. Sheldon, Esq., McKeon Sheldon Mehling LLC

The Coronavirus pandemic hit in the midst of what I like to call “annual meeting season”. Spring is the time of year most associations hold their annual meeting. It is the time of year I don’t even think of taking a vacation, but look forward to donuts and bagels at annual meetings every Saturday.

Due to quarantine restrictions and fear of contracting the virus, many associations cancelled or postponed their annual meetings. Boards rescheduled meetings to take place this Fall believing that the quarantine would be lifted by then. Governor Ige has recently stated the quarantine will not be lifted until October, at the earliest.

However, to comply with State statutes, and likely the Bylaws, associations are required to have an annual meeting. Simply cancelling the annual meeting is not a legal option. So, now what?

The board needs to consider the following options and determine what is best for the association.

Option 1: Continue the meeting

If owners cannot or do not want to attend the meeting because of Coronavirus, the Association owners can continue the meeting, and can do so without a quorum. This is the option selected by many associations that have off-island residents that do not want to come to Maui because of the quarantine and health concerns.

To continue, the association needs to send the notice, agenda and proxies for a 2020 annual meeting as it normally would for an association meeting. Then, the meeting needs to be called to order as scheduled in the notice.

At this meeting, the first item of business will be a motion to adjourn to a later date to be determined by the Board. At least two members must be present (Chair and Secretary) so the motion can be made, seconded and voted on. These members do not need to be directors. This motion does not require a quorum.

The meeting can be adjourned to next year, as long as the 2020 meeting occurs before the 2021 meeting. Some associations are intending to schedule the meeting back-to-back on the same day in 2021 in order to minimize travel for members.

The proxies will remain valid for the adjourned meeting, so the association does not need to send new proxies. But since the proxy holder may change, the association can give owners an opportunity to submit a new proxy for the continued meeting.

The association should send a letter to the owners advising that there will be a motion to continue the meeting and that, if passed, business will not be conducted at the meeting. That way, owners may not feel compelled to attend in person.

If, however, owners do attend in person or by proxy and there is quorum, the owners could vote to not adjourn the meeting and proceed with the meeting. The board needs to be prepared for this potential outcome and have ballots ready at the meeting in case this occurs.

The directors stay in their positions until the election is held at the annual meeting.

In the meantime, the board should also consider holding an informal meeting with owners via Zoom or Webex to update owners on information about the project and answer any questions. No votes can occur at this informal meeting, but it is a good opportunity for the board to connect with the owners.

Option 2: Hold the meeting

The board may attempt to hold an in-person meeting if people are willing to attend in person or by proxy (and there are enough proxy holders that will attend in person). This may be an option for an association that is mostly owner-occupied so the quarantine does not affect most owners.

On Maui, the association is legally allowed to hold its meeting. The County of Maui has confirmed that although social gatherings are limited to 10 persons, associations are able to hold annual meeting because they are business meetings and not social gatherings.

If holding a meeting, everyone will be required to socially distance at least 6 feet apart and wear masks, so it will need to be a large enough space, preferably outdoors. The board will want to use a speaker system so everyone can be heard since people will be socially distanced.

If there is no such space large enough, the association can set up a registration desk on property, every owner registers and picks up their ballots, and the owners retreat to their units to hold the meeting via Zoom. When it comes time to vote, owners cast votes on the ballots, leave their unit wearing masks,

and drop the ballots back off at the registration desk and go back to their units for the results. Everyone must socially distance and wear masks while standing in line at the registration desk. The meeting should be as short as possible. Reports can be distributed in writing prior to the meeting instead of given orally at the meeting. Owners' forum is not necessary. The business should be limited to the most important business – election and the tax resolution.

For those owners off-island, they should be encouraged to submit proxies. The association can, but it is not required, have those off-island Zoom into the meeting so they can hear and see the meeting, but will not be able to vote.

As many owners may be submitting proxies, the board may also consider giving owners directed proxies. On directed proxies, owners can direct their proxy holder to cast the vote per the owner's instructions. The directed proxy can include voting on directors, the tax resolution, or other business for owner's votes (e.g., Bylaw amendment). The benefit is that owners will be able to dictate how they want to vote, so they will be more comfortable voting by proxy (as long as the proxy holder shows in person to the meeting). The downside is the association will need to make sure that the proxy holder is voting per the directed proxy, which can make the meeting longer.

Also remember that proxy holders can be any person – it does not need to be an owner. So, if an owner has a friend on island, that person can serve as the proxy.

Option 3: Electronic Meeting

An “electronic meeting” is a meeting that occurs via teleconference, internet or other electronic transmission technology, such as by Zoom or Webex. The requirements for holding an electronic meeting differ depending on the type of association, whether it is incorporated and the bylaws.

Condominium Associations

For condominium associations, electronic meetings are not permitted for annual meetings unless expressly permitted in the government documents per HRS § 514B-121(e), which states: “If so provided in the declaration or bylaws, meetings may be conducted by any means that allow participation by all unit owners in any deliberation or discussion.” Therefore, if not already in the bylaws, owner approval of at least 67% is required to amend the bylaws to allow electronic meetings. The board can mail a ballot to owners to hold this vote and your attorney should be consulted as to the ballot.

Even if the Bylaws are amended, votes will not be able to be cast via internet. HRS § 514B-121(e) restricts owners from voting using the internet to cast votes. Zoom, Webex, electionbuddy, surveymonkey and similar applications are all internet based, and so would not be able to be used to cast votes. (The legislature obviously did not anticipate a world-wide pandemic when it enacted this statute and hopefully will amend it next time it is in session, whenever that is!)

That means it will require voting in advance via mailed ballot or a voice vote or roll call vote. In a small association or where there are no debatable issues, a roll call or voice vote may work.

Note, Board meetings can occur via teleconference or video conference.

Homeowners and Timeshare Associations

Homeowners associations and timeshare associations are not subject to HRS Chapter 514B, so an electronic meeting can occur even if not expressly in the Bylaws. If incorporated, the association can utilize HRS § 414D-101(g) to allow the board to authorize in its sole discretion an electronic meeting, as long as members can read or hear the proceedings substantially concurrently with the occurrence of the proceedings, vote on matters submitted to the members, pose questions, and make comments.

These associations also can use internet applications, such as electionbuddy, for voting during their electronic meetings, unless the Bylaws restrict it.

When holding an electronic meeting, it is suggested the board first establish rules and clear instructions to owners so they can effectively attend. The board needs to decide how owners are going to vote and whether secrecy of votes are going to be maintained, and if so, how. The association also needs to make sure that owners are able to revoke the proxy if they decide to show on the electronic meeting. A power point presentation can be screen shared during an electronic meeting, which makes it more organized.

While electronic meetings are not a perfect solution, if COVID-19 continues at this pace, it may be the best option for associations. Thus, boards are encouraged to consult their attorneys and take steps so electronic meetings can occur.

Maui Windows and Doors

CCM Article



Performance Rated Windows and Doors

Already in full the swing, the Pacific hurricane season typically occurs from June 1 to November 30. Hurricane Iniki in 1992 was the state's worst hurricane of modern times with \$3.1 billion in damages while Hurricane Douglas caused little damage despite the stern warnings. Residents and experts agree, it's not a matter of *if* the next big one is going to hit but *when*. As the winds blow at 130 miles per hour, it's too late to cover your windows with plywood and far too late to find storm resistant glass.

Home retrofitting is a proactive strategy to combat storm surges and to protect property better and with far less the anxiety of scrambling up a ladder as it begins to rain. The mission of the Window and Door Manufacturer Association, National Fenestration Rating Council, American Society for Testing and Materials, and the American Architectural Manufacturers Association is to design, test and advance building products for home retrofitting and cyclone mitigation. There are two major areas of focus; the roof and the window openings.

Multiple window and door manufacturers fabricate products to withstand winds up to 170 mph and that fall within the three major categories of impact rating; high performance, Impact Zone 3 (IZ3) and Impact Zone 4 (IZ4).

It is possible to have storm rated products also meet the desired Energy Star efficiency ratings and they can also be a part of Green LEED certified projects. Just like typical windows, performance products are made from the most commonly used materials including wood, vinyl, fiberglass and aluminum. They can be made in traditional and contemporary styles to match the design aesthetics of the building, although the investment for impact-rated windows can be twice as much due to research and design as well as the additional material within each product. Projects requiring ratings will have additional structural considerations, but will also increase the retained value of the property over time. Owners have peace of mind, greater asset protection, less damage in the event of calamity and lower insurance rates.

Property owners, homeowner associations, contractors, architects, and engineers can partner with their door and window dealers to identify the best manufactured brands and solutions. It is important to start these conversations as early as possible because there are key considerations for preparing the foundation and framing around your door and window openings. The professionals at your preferred local door and window dealer are always willing to meet to discuss opportunities and exchange insight and expertise.

Author: Bob Polasek Jr., Project Estimator, Maui Windows and Doors LLC

54 Maui Lani Parkway Suite 2050 Wailuku, HI 96793
Sales@mauiwindowsanddoors.com

808-877-DOOR (3667)
www.mauiwindowsanddoors.com

Covid-19 Insurance Coverage Challenges for Community Associations

By Elaine Panlilio, CRM, CIC, CISR

We are in the middle of unprecedented times with the Coronavirus (Covid-19) pandemic affecting our local communities and communities all around the world. During these uncertain times, some of the top concerns for community association boards are:

1. Do we have insurance coverage?
2. How can we safely reopen our community association amenities?

Insurance Coverage Challenges: Exclusions on the Policies

Commercial General Liability (CGL) Policy

The CGL Policy protects your community association from a financial loss should the association be legally liable for bodily injury or property damage.

The “**Communicable Disease Exclusion**” state that insurance does not apply to bodily injury or property damage arising out of the actual or alleged transmission of a communicable disease. This exclusion is included in most CGL Policies and further clarifies that liability arising from transmission of the highly contagious Coronavirus will not be covered.

Another exclusion on the CGL policy is the “**Expected or Intended Injury Exclusion**”, it could be argued that since the Coronavirus is highly contagious, a community association would be expected to perform increased safety measures in sanitizing and maintaining social distancing to prevent the spread of this disease. Failure to adhere to safety measures could then be interpreted as causing an expected disease to spread.

Directors’ & Officers’ (D&O) Liability Policy

The D&O policy provides coverage for the board of directors, officers, association employees, committee members, volunteers, property managers and property management firms for actual or alleged wrongful acts in managing the community association.

The “**Bodily Injury Exclusion**” is a common exclusion on the D&O Policies and it further defines that the insurer shall not be liable to pay any loss in connection with any claim arising out of actual or alleged bodily injury, sickness, disease, emotional distress, mental anguish, or death. This wording on the D&O policy will be the primary reason why most Covid-19 claims alleging negligence in preventing the spread of the virus may be denied.

With the presence of these exclusions on the policies, it is obvious that insurance may not be the solution. Community Associations will instead need to focus on other risk management techniques that limit their liability exposure. ***Property managers and community association boards will need to stay informed and follow directions from state or federal health and government officials.***

When deciding whether to reopen a community association's non-essential amenity, it is important to carefully assess the risks and benefits. Community associations should consider whether the benefits outweigh the risks and make a decision that is in the best interest of the community.

The following issues will need to be addressed:

- Does the association have enough manpower and supplies to keep up with the requirement of more frequent cleaning and sanitizing of the high-touch areas?
- Does the association have a viable plan to properly implement social distancing guidelines in the common areas and amenities? Are there floor markers and signage that will inform the residents about social distancing and the maximum number of people allowed in the different common areas and amenities?
- Does the association have the capacity and resources to implement a reservations or sign-up system for the amenities to ensure that social distancing and frequent cleaning and sanitizing are being performed in compliance with the Centers for Disease Control & Prevention (CDC) Guidelines?
- Temporary rules in response to the Covid-19 pandemic will need to be properly documented and shared so owners, residents and guests can read and review them and stay informed.

During these uncertain times, an old adage especially holds true: "An ounce of prevention is worth a pound of cure". Community associations will need to be more vigilant and proactive in following health officials and government guidelines to ensure the safety and well-being of everyone in the community.



Elaine Panlilio, CRM, CIC, CISR
Atlas Insurance Agency Inc.

About the Author

Elaine Panlilio is an Account Executive in the AOA Unit at Atlas Insurance Agency. She holds the Certified Risk Manager, Certified Insurance Counselor and Certified Insurance Service Representative professional designations from the National Alliance of Insurance Education and Research. She can be reached at (808)533-8766 and at epanlilio@atlasinsurance.com



A Professional Guide to Cleaning & Disinfecting

When you are dealing with virus or bacterial contamination of any sort, whether it's COVID-19 related or not, the recommendations from the CDC (Centers for Disease Control) or our own professional industry association Restoration Industry Association remain the same. Below is a quick outline on what could be done by an outside contractor or by using your own in-house maintenance staff.

Decontamination Procedure

1. Establish an area to be cleaned – The first thing you will want to do is decide on the area in which you have concerns. Typically, these are high use areas such as lobbies, shared restrooms, mail rooms, etc. but they can be as specific as tracking where a specific contagious individual went.
2. Establish a decontamination area – This will be a space adjacent to the area to be cleaned to be used for the purpose of donning & doffing PPE, decontaminating tools & equipment, or general storage of debris prior to load out
3. Remove potentially contaminated waste – Examples include items and building materials that may have come into contact with bodily fluids, normal rubbish with tissues and other disposables, etc.
4. Consider the use of Scrubbers – An *air scrubber* is a portable filtration system that removes particles, gasses, and/or chemicals from the *air* within a given area. The use of air scrubbers will ensure that bio-soil, dust or other organic material will be filtered out should they become aerosolized during cleaning.
5. Clean high touch surfaces – Emphasis will be placed on cleaning surfaces more likely to be touched by building occupants, commonly referred to as touchpoints. Cleaning of touchpoints will extend past the focused item 3 to 12 inches. Touchpoints will vary by the type of facility being cleaned. For this reason, proper touchpoint cleaning will include developing a facility-specific detailed checklist of critical touchpoints. This checklist will be provided to the workers with training on the selected products and application methods to be used. Key examples include door handles, bathrooms, front desks, mailboxes, etc.
6. Pre-clean all identified touchpoints, building components and contents – plan to remove all soil from the items you plan to apply disinfectant. This ensures an effective removal of viruses with an applied disinfectant. This can include a variety of cleaning methods to include wet wiping with a detergent, vacuuming with a HEPA vacuum, or carpet and upholstery cleaning.
7. Disinfectant Application – Please note that the application of a disinfectant is **IN ADDITION** to pre-cleaning. You cannot wipe with a disinfectant and do both in one step. The selection of a disinfectant is not crucial. Ideally, you'll select something that will work in conjunction with your existing cleaners. Pay particular attention to how your disinfectant is labeled. Most disinfectant will specify the length of time it should remain wet. Always use a product in consistency with the way it's labeled.

8. Disposal of Waste – Any contaminated items or waste generated by cleaning activities should be removed from the site and disposed of in accordance with local regulations.

Please understand that whether you perform the cleaning yourself or rely on an outside vendor, the cleaning will be subject to some limitations which include:

1. The space is only clean the moment you've finished cleaning it. Once the building population re-occupies the space, the possibility is always there for it to become contaminated again.
2. We always advise everyone to secure any clutter or personal effects. In the example of an office space, having clean and clear desk surfaces only helps to quicken cleaning. While we recommend cleaning up the clutter, leave high touch items (phones, computers, etc.) so that we can clean and disinfect those items as well. The intent is to remove items that historically are not touched (Photographs, Decorations, etc)
3. Know that most bacteria and viruses have a half-life and will eventually die if left on a surface long enough without a host. If a space has been unoccupied for a period of time, complete disinfection may not be necessary.
4. Consider hiring an independent environmental testing company to oversee you or your contractor's work. They can help guide you on which practices are best and if there are any options available for testing that can validate the space is clean. For issues specific to COVID-19, there is no testing available at the time of authoring this but there is testing available for a whole host of other viruses and bacteria.

If your business or building needs emergency response to a positive COVID-19 exposure or have interest in learning more about commercial deep cleaning & disinfecting services available, please do not hesitate to call Premier Restoration Hawai'i at (808)873-8886. Beyond providing hospital-grade sanitation for your space, we also provide FREE training for your staff so they can confidently carry out the same cleaning procedures followed by our IICRC Certified and experienced team. *Mention this CCM Newsletter to receive 10% off your treatment!*





ProArts Playhouse, located on the Makai side of Azeka Shopping Center has been serving the South Maui community for 14 years, providing a boutique theater experience unlike any other on Maui, with access to shows that might not otherwise be produced here, and compensating all those involved with these productions, per our mission statement.

During our recent 2019-2020 season, we significantly expanded that mission and the scope of our productions to include not only first-class theatrical works, but also music, visual art, comedy, performance art, lectures, and more. ProArts curates and cultivates the work of local artists, in addition to hosting nationally known performers and working with other local nonprofits to provide them with event space either free of charge or at significantly discounted rates.

“As with nearly every sector of the economy,” Executive Director Lin McEwan told the Honolulu Star Advertiser in May, “the arts have been hit hard during this time, and ProArts is, of course, no exception.” However, we also recognize that the restrictions resulting from the pandemic present not only a challenge but an opportunity for innovation and experimentation.

In March, we developed a lauded online "Quarantainment" program on our website www.proartsmaui.com to keep the community engaged and involved with the arts from the safety of their own homes. Meanwhile, we have been actively preparing to present live shows once again when the time comes within strict safety guidelines, in order to provide the Maui community with renewed access to live entertainment and arts and the economic opportunities they provide, and to ensure the long-term health and sustainability of this remarkably diverse and talented artistic community. We’re evolving in ways that will allow us to present shows safely without sacrificing the magic of the theatrical experience.

To this end, we’ve brought on our first Artist-in-Residence, theatrical wunderkind Stephie Garrett, and are forming partnerships with other community organizations like Akaku Media Center in order to offer on-line classes and workshops and streaming options for live shows, to allow those financially impacted by COVID to continue to experience the shows they love at a lower-cost, and, most importantly, to provide an opportunity for our vulnerable community members to enjoy shows remotely.

Art often reaches its highest potential in moments of crisis, and we at ProArts are excited to rise to the challenge, with the support of our island community.

Join the ProArts ohana by signing up for our email list at www.proartsmaui.com, or follow us facebook.com/proartsonmaui or instagram.com/proartsmaui/



Hawaiiana is Maui's #1 Management Company



Doug Leffer, CMCA
Director,
Maui Operations

Hawaiiana Management Company, Ltd. currently has over 100 properties under contract on Maui, Lanai and Molokai. Maui County clients include Andaz Wailea Hotel, Aina Nalu, Sugar Beach Resort, Wailea Golf Estates and the Hotel Hana-Maui Condominiums. In addition, Hawaiiana manages several associations on the island of Lanai including Villas at Koele Phase II and Terraces at Manele Bay, plus Molokai's Wavecrest Resort and Molokai Shores. Hawaiiana's Maui County Associations are served by a total of 15 Management Executives and the industry's most experienced accounting, administrative and technical property management staff.

In 2019, Hawaiiana opened an office in the Kahana Gateway Professional Building, which serves as a satellite office to its main office in Kihei. With over 30 associations under management in West Maui, Hawaiiana's west side office is pleased to be of service to both existing and future clients.

Why choose Hawaiiana?

- We serve over 100 associations in Maui County
- Local (vs. mainland) banking
- All employees are in Hawaii

Maui County Clients:

- Aina Nalu
- Coconut Grove on Kapalua Bay
- Cottages at Kulamalu
- Emerald Plaza Place
- Emerald Plaza II
- Haiku Town Acres
- Hale Kai
- Hale Kamaole
- Hale Royale
- Hokulani Golf Villas
- Hololani
- Honokowai East
- Honu Alahele
- Ho'olea Terrace at Kehalani
- Ho'olei
- Ho'onanea at Lahaina
- Hotel Hana Maui Condominiums
- Island Sands
- Kaanapali Plantation
- Ka'anapali Royal
- Kahana Village
- Kahoma Village
- Kahului Ikena
- Kai Malu at Wailea
- Kalama Terrace
- Kaleialoha
- Kamalani
- Kamani at Kehalani
- Kamaole Beach Royale
- Kamaole Grand
- Kamaole Heights
- Kamaole One
- Kana'i A Nalu
- Kanani Wailea
- Kanoë Resort
- Kapalua Golf Villas
- Ke Alii Ocean Villas
- Keala o Wailea
- Kehalani Community Association
- Kehalani Gardens
- Kepuhi Beach Resort
- Kihei Beach Condo
- Kihei Garden Estates
- Kihei Villages
- Kilohana Kai Vistas
- Kilohana Waena
- Koa Resort
- Kua'aina Ridge
- Kulamalu HOA
- Lahaina Roads
- Lanai City Apartments
- Lanikeha
- Luana Kai
- Ma'alaea Banyans
- Ma'alaea Kai
- Ma'alaea Mermaid
- Ma'alaea Surf
- Ma'alaea Yacht Marina
- Mahanaluua Nui HOA
- Mahina Surf
- Mahinahina Beach
- Makali'i at Wailea
- Makena Sunset
- Matuhia at Wailea
- Maui Kaanapali Villas
- Maui Lani Terraces
- Maui Parkshore
- Meadowlands HOA
- Milo Court at Kehalani
- Milowai-Maalea
- Molokai Shores
- Na Hale O Makena
- Napili Point Resort, Phase I
- Napili Point Resort, Phase II
- Napili Bay
- North Shore Village
- Opukea at Lahaina
- Pacific Shores
- Paoli Maui
- Paradise Ridge Estates
- Pohailani Maui
- Pu'unooa HOA
- Royal Kahana
- Sandhills Estates HOA
- Southpointe at Waikoa
- Spinnaker
- Sugar Beach Resort
- Summit at Kaanapali, Phase I
- Terraces at Manele AOA
- Terraces at Manele Bay, Phase IV
- The Ironwoods at Kapalua
- The Mahana at Kaanapali
- The Office Centre
- The Palms at Manele, Phase I
- The Ridge at Wailea
- The Vintage at Ka'anapali
- Valley Isle Resort
- Villas at Kahana Ridge
- Villas at Koele, Phase II
- Wailea Beach Resort & Residences (Andaz Hotel)
- Wailea Ekahi
- Wailea Golf Estates
- Wailea Golf Estates II
- Wailea Golf Vistas
- Wailea Highlands
- Wailea Kai Homesites
- Wailea Kialoa Homesites
- Wailea Pualani Estates
- Waiale Ridge
- Wailuku Heights Ext. Unit II
- Waiolani Community Assn.
- Waipuilani
- Wavecrest Resort
- West Kuiaha Meadows

 Debra Adams Senior Management Executive	 Doug Jorg Senior Management Executive	 April Lum, CMCA, AMS Senior Management Executive Office Coordinator, West Maui
 Kathy Wong Senior Management Executive	 Marc Udoff Director	 Craig Bode Management Executive
 Massy Cashen-Suguitan, CMCA Management Executive	 Marilyn Chapman Management Executive	 Melissa Davis Management Executive
 Anthony Freda Management Executive	 Carol Gentz, CMCA Management Executive	 Lisa Kahae Management Executive
 Steven Leone Management Executive	 Wesley Troyan Management Executive	



(808) 593-6899
doug@hmcmtg.com
www.hmcmtg.com



"Helping To Build Stronger Community Associations on Maui"

We would like to Express our Appreciation and Gratitude to our

2020 Platinum Sponsors



WASTE PRO HAWAII, LLC

Waste Pro Hawaii, LLC
www.wasteprohawaii.com



Energy Consulting Associates, LLC
www.energyconsultingassociates.com



Coastal Windows
www.coastalwindows.com



Ikehu Utility Solutions
www.ikehusolutions.com



Associa Hawaii
www.associahawaii.com



Sherwin Williams
www.sherwin-williams.com

"Helping To Build Stronger Community Associations on Maui"

We would like to Express our Appreciation and Gratitude to our

2020 Platinum Sponsors



Maui Disposal Company, Inc.
www.mauidisposal.com



CIT – Community Association Banking
www.cit.com/CAB



McKeon Sheldon Mehling LLC
<http://www.msmhawaii.com>



Structural Concrete Bonding & Restoration Inc.
www.scbri.com



Benjamin Moore®

Da Kine Paints LLC
benjaminmooremaui.com



Bank of Hawaii

Bank of Hawaii
<https://www.boh.com>



"Helping To Build Stronger Community Associations on Maui"

We would like to Express our Appreciation and Gratitude to our

2020 Platinum Sponsors



Bellissimo LLC
<http://bellissimo-tile.com>



Atlas Insurance Agency
www.atlasinsurance.com



Ameritone Maui
www.ameritonemaui.com



Premier Restoration Hawai'i
www.premhi.com



Cleaners Warehouse
www.cwmaui.com



Maui Plumbing
www.mauiplumbinginc.com



"Helping To Build Stronger Community Associations on Maui"

We would like to Express our Appreciation and Gratitude to our

2020 Platinum Sponsors



Hawaii Inspection Group
hawaiiinspectiongroup.com



Hawaiiana Management
[www.hmcmgt.com/page/579~491419/
Hawaiianas-Maui-County-Office](http://www.hmcmgt.com/page/579~491419/Hawaiianas-Maui-County-Office)



Allana Buick & Bers
www.abbae.com



Insurance Associates
www.insuringhawaii.com



Kawika's Painting
www.kawikaspainting.com



DESTINATION MAUI INC.
Property Management

Destination Maui, Inc.
www.destinationmaui.net



At WASH, we are transforming the laundry experience with intelligent systems and easy-to-use apps.

- Pay from your phone with **mobile payment**
- Check machine availability and **get alerts** when your laundry is done
- Scan a barcode on a washer to **request service**

Because there is more to life than laundry.

Learn more at wash.com/tech
800-339-5932



Upcoming Seminars:

2020 SAVE THE DATE

10/1/2020 Premier Restoration: COVID 19: Building Management Response and Outcomes

10/14/2020 Structural Concrete: Restoration of concrete - spalling, cracking repair and prevention

10/28/2020 Atlas Insurance: Best Practices in Handling Claims and Assessing the AOA's Deductible

11/6/2020 CIT, formerly Mutual of Omaha Bank: Budget and reserves, CE credits will be recognized

11/20/2020 CCM Seminar – COVID 19 Guidelines and Safety

NOTE: Deadline for December Newsletter Article Submission is **November 20, 2020.**

2020-2021 CCM BOARD OFFICERS & DIRECTORS

President: Lisa Cano

Vice President: Mila Salvador

Secretary: Danielle Kornfeind

Treasurer: Robert Miskae

Director/Past President: Al Andrews

Director/Membership & Marketing Chair: Greg Gaudet

Director/Website Administrator: Rebecca Filipovic

2020-2021 CCM BOARD OFFICERS & DIRECTORS Cont.

Director/Newsletter Chair: Della Nakamoto

Director: Marilyn Chapman

Director: Christian Porter

Emeritus: Harvey Janis

Emeritus: Donna Smith

Emeritus: Tom Boomer

Newsletter Committee Member: Tiffany Mancao

Published by Community Council of Maui. The information contained within should not be construed as a recommendation for any course of action regarding financial, legal, accounting, maintenance, landscaping, personnel, insurance, or other professional services by Community Council of Maui or its authors. Those wishing to submit an article or ad, please contact Della Nakamoto at dnakamoto@atlasinsurance.com.