

President's Report 2025

I have been on the Board of Directors at Makaha Valley Towers since 2004 and I have been your President for seven years. I continue to enjoy the close working relationship with our dedicated Board of Directors, and our General Manager Joanna Miranda.

I would like to note that we have 27 employees and they all do a great job. From General Manager Joanna Miranda and her team:

1. Office Staff: Norma Kane and Coreen Kikila, Facility Supervisor Shaughna Aloua.
2. Maintenance Department: Dominador Edra, Braven Baslee, Robert Banis, Michael Gonsalves, and Alan Keaunui.
3. Landscaping Department: Wilfred Agtang, Edmund Arcibal, and Elmer Manibog.
4. Janitorial Department: Nestor Viejo, Dioscoro Ubod, Wilfredo Mateo, Maxim Sewen, and Sofronio Mateo.
5. Security Department: Chief of Security Henry Souza and Security Officers: Linda Pililaa, Samantha Akiona, Janeen Moniz Victorino, Simi Leo, Ashlyn Gagarin, Brian Boc, Steven Lightsey, Rachel Mahiai, Saul Robins, and Arlene Maganis.

A big Mahalo (Thank You) to all our employees who work so diligently to make Makaha Valley Towers a wonderful place to live.

This report will provide you with general information on the projects that were accomplished in 2024, in addition to the daily operations required to keep Makaha Valley Towers running.

Chill Water Risers Repairs

The air conditioning chill water risers in the 40 series of apartments needed reinsulating. The insulation is the covering over the chill water pipes that keeps the pipes cold, and minimizes the amount of moisture in the surrounding air that can reach the pipes, which would cause condensation. The existing insulation was deteriorated from age and was allowing condensation to form, creating water damage in the dressing room closet and surrounding area in multiple apartments.

These two vertical pipes, supply and return, range in diameter from 2" at the bottom (4th floor) to 1" at the top (19th floor). Replacing the insulation required the left back wall of the dressing room closet in each 40 series apartment to be cut open to provide access to the pipes. In addition, the cement around the pipe floor penetrations needed to be opened so new insulation could be passed through the floors. The steel pipe clamps that support the weight of the pipes were also replaced. These pipe clamps had become corroded and contributed to condensation forming.

After the pipe re-insulation was completed, firestop material was filled around each pipe floor penetration, and the drywall that was cut was re-installed or replaced, prepped, and painted. The total cost of repairs was \$192,574.00.

Electrical

On June 7, 2024, an electrical shutdown was required in Core 4 to replace a main breaker for the Core 4 elevators and common areas. The work was done by a licensed contractor at a cost of \$8,764.29.

On November 7th, 2024, Hawaiian Electric Company replaced electrical poles in our area. For safety reasons, power to our entire property was turned off from approximately 8:30 am to 2:30 pm. Our backup generator supplied power to the common areas and elevators.

Fire Extinguishers

In July 2024 AAA Fire Equipment Inc. conducted the required annual fire protection equipment inspection of our 184 fire extinguishers and 153 fire hoses. Maintenance and repairs were done as needed. The cost for this required annual inspection was \$4,384.03.

Wet Standpipe System

Our ten fire control wet standpipes were tested on February 1, 2024. This 5 year testing is required by the National Fire Protection Association (NFPA) rules and regulations as well as the Hawaii State Fire Code. No discrepancies were noted and our system passed the test. The total cost was \$2,356.02.

Dry Standpipe System

Our four fire control dry standpipes were tested on April 4, 2024. This 5-year testing is required by NFPA rules and regulations, as well as the Hawaii State Fire Code. Discrepancies were found in all four cores. Discrepancies were repaired and the system was re-inspected and pressure tested. All systems passed. The total cost of inspection and repairs was \$15,225.56.

Plumbing

Common area plumbing repairs and drain pipe replacements were completed in various areas of the complex. All work was completed by a licensed plumber at a cost of \$47,621.60.

Air Conditioning

RMI Mechanical replaced the fan motor for the air conditioning unit located in the Core 1 elevator machine room. This helps to maintain the equipment and avoid overheating of electrical components. The work was done at a cost of \$1,173.82.

Swimming Pool

In October 2024 the entire flagstone pool deck, sidewalks outside the pool deck, and the barbeque deck were deep cleaned, repaired and resealed, restoring the original color and appearance of the flagstone. Some areas of the flagstone had become badly stained from foot traffic. The pool was closed for 7 days for this project. Work was done by Stone Age Construction at a cost of \$22,815.00.

Landscaping

The semiannual coconut tree trimming was completed by a licensed contractor in January and July of 2024. The total cost for both services was \$15,832.08.

To prevent the possibility of our coconut trees being infested by Rhinoceros Beetles, we have taken a precautionary approach and had the coconut trees on our property treated by a licensed

contractor by using an injection treatment procedure. This will be done on an annual basis. The cost of treatment was \$15,157.06

Forklift Repairs

Repairs and preventive maintenance on the forklift included replacement of the starter, battery, water pump and reservoir. While our forklift was being repaired a rental forklift was obtained to be able to continue our trash pickup. Repairs were completed by Bacon Universal Service at a cost of \$6,485.11 which included repairs and the rental fee of the temporary forklift.

Laundry Facilities

The Core 4, 7th floor laundry room's tile floor needed major repairs, therefore the entire laundry room was retiled by a licensed contractor at a cost of \$2,356.02.

The Laundry Facility contract with WASH Company ended on October 31, 2024. TW Systems has successfully installed their washers, dryers and add value machines. With TW Systems, money can be added through their app or through the add value machines located in Core 1, Core 4 and in the office. The add value machines accept credit/debit cards only, no cash. The QR code to download the app is on all the washers, dryers, and add value machines.

Common Area

- All building common area lighting, including apartment entryways, walkways, and lobby lights are cleaned on a quarterly basis. Mailboxes are also cleaned quarterly. Building walls are normally cleaned annually and walkways are scrubbed quarterly, in addition to the daily cleaning.
- \$1,410.01 was collected from the recyclable aluminum cans that are collected in the Association's upper lobbies of all four cores. The money collected is deposited into the general bank account.
- Our submetering savings from the Board of Water Supply (BWS) for the year 2024 was \$46,374.06. MVT installed submeters many years ago to measure water consumption on irrigating our landscaping and our air conditioning cooling towers. The submeters measure the actual volume of irrigation and cooling tower water that we use, and that is subtracted from our water consumption/sewer charges. We receive a credit adjustment on each monthly service bill.
- In February 2024, two used golf/utility carts were purchased to replace two inoperable golf/utility carts. These were purchased from Golf Concepts at a cost of \$8,638.74.
- The laundry rooms in Cores 1 and 4 were painted, including the upper, lower and mail lobbies in all four Cores. Work was completed by our in-house maintenance painter.

Spalling Project

Makaha Valley Towers maintains a very stringent concrete spalling repair program. Seal Masters of Hawaii was contracted to repair multiple areas of concrete spalling in various areas on the building. Work includes the repair of three deteriorated post-tension cables. The project started in November 2024 and continues. Concrete spalling is a condition involving the rusting and expansion of structural steel within the concrete, leading to cracking and weakening of the surrounding concrete. Concrete spalling can lead to significant damage, compromising the structural integrity of the building.

Electric Vehicle Charging Stations

In December of 2024, an amendment to the Declaration was sent to all owners regarding The EV charging stations project. The Association cannot proceed without owner approval. The EV charging station project will be put on hold until the Board obtains the approval of owners of units to which are appurtenant at least 67% of the common interest to amend the governing documents.

On a Personal Note...

In closing I would like to say that after 20 years on the Makaha Valley Towers Board of Directors and holding the office of President twice, it is time for me to resign. We have accomplished many projects over the years and I have enjoyed working with all of the Board Members, the staff at MVT, and especially working alongside our General Manager Joanna Miranda. She is so knowledgeable about the Towers and it has made my job as MVT President much easier.

I wish continued success to the Makaha Valley Towers Board of Directors, the incoming President, and every owner here at MVT.

So long everyone.

Sincerely,

Michael Targgart
President