

## President's Report 2024

I have been on the Board of Directors at Makaha Valley Towers since 2004 and I have been your President for six 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 28 employees and they all do a great job. From General Manager Joanna Miranda and her team:

1) Office Staff: Norma Kane, Coreen Kikila and Brianna Palama; Facility Supervisor Shaughna Aloua.

2) Maintenance staff: Dominador Edra, Braven Baslee, Robert Banis, Joel Galariada and Michael Gonsalves.

3) Landscaping and Janitorial Departments: Wilfred Agtang, Edmund Arcibal, and Elmer Manibog. Janitorial: Nestor Viejo, Dioscoro Ubod, Mathew Jackson, Wilfredo Mateo, and Maxim Sewen.

4) Security Department: Chief of Security Henry Souza and security officers: Linda Pililaa, Samantha Akiona, Janeen Moniz Victorino, Simi Leo, Ashlyn Gagarin, Brian Boc, Justin Labador, Steven Lightsey, Rachel Mahiai and Andrew Popello.

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 2023, besides the daily operations in running Makaha Valley Towers.

### Fire Alarm System

The fire alarm system installation is complete, and the contractor is now reviewing and testing the system to resolve any defects. After the testing is complete, the Honolulu Fire Department will conduct a final inspection in which they will need to enter the units to verify the installation.

### Fire Extinguishers

In July 2023 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 \$5,432.28.

### Plumbing

- The annual testing of our backflow prevention device occurred on July 12, 2023, as required by Board of Water Supply rules and regulations, and the Department of Health. The backflow prevention device prevents water on our property from returning back into the public drinking water system. Water to the property was turned off for a short time for the testing. We passed the test, and no repairs are required at this time. The cost for this testing was \$157.07.

Various large plumbing repairs and replacements were completed in the complex. We are finding that as the building ages, more drainpipes need repairs.

- On March 21, 2023, water to the entire building was turned off for emergency repairs to a leaking 2” main water line on the booster pump system. In addition, a 4” shut off valve was installed on the output line from the booster pumps, which will make it easier to isolate the pumps for future repairs. Work was done by Doonwood Engineering, who is our contractor that services our booster pumps. Total cost of repairs \$4,529.45.
- On August 9, 2023, a water shutdown for the entire building was required to replace a leaking 2” 90° fitting on the booster pump system. Work was done by Doonwood Engineering at a cost of \$1,026.77.
- On April 4, 2023, a water shutdown of core 4 was required to repair a leaking 2” copper pipe which supplies water to the core 4 trash chute fire sprinklers. The work was done by a licensed plumber at a cost of \$1,650.49.
- On April 20, 2023, a water shutdown of core 4 was required to replace the riser valves for the 33, 35 & 39 series of apartments. The existing gate valves were removed and replaced with new ball valves by a licensed plumber at a cost of \$2,380.01.
- On May 31, 2023, a corroded 3” sanitary cast iron pipe and a 2” vent line pipe were replaced in the 16 series of apartments. The work was done by a licensed plumber at a cost of \$1,708.85.
- On June 3, 2023, a water shutdown of core 3 was required to replace the riser valves for the 24 and 25 series of apartments. The work was done by a licensed plumber at a cost of \$3,612.62.
- On July 13, 2023, a corroded 2” cast iron drain line was replaced in the 29 series of apartments by a licensed plumber at a cost of \$702.09.
- On October 9, 2023, 15 hot and cold water riser valves in cores 1, 2, and 4 were replaced under the buildings. The sizes of the valves replaced ranged from 2” to 4”. In addition, fiberglass insulation was installed on all new hot water pipelines. Work was done by a licensed contractor at a cost of \$19,136.12.
- On October 11, 2023, 14 copper fittings and valves of various sizes were replaced on the hot water return pipes on the roof. In addition, fiberglass insulation and aluminum shields were also installed on the new hot water pipes. Work was done by a licensed plumber at a cost of \$18,905.75.
- On October 20, 2023, a 2” corroded cast iron drainpipe in the 31 series of apartments was replaced by a licensed plumber at a cost of \$440.31.
- In November 2023, a corroded 2” drain line in the 38 series of apartments was replaced by a licensed plumber at a cost of \$1,074.91.
- In December 2023, the core 4 laundry room main 4” cast-iron drain line was completely replaced from the 5<sup>th</sup> floor to the 11<sup>th</sup> floor. The pipes were rusty and leaking. The work was done by a license plumber at a cost of \$23,952.87.

## Air Conditioning

- Our air conditioning contractor Carrier recommended the replacement of the VFD for cooling tower #2 because it was malfunctioning. Each of our two cooling towers has its own VFD. A VFD (variable frequency drive) is a device that controls the speed of the associated motor. Electrical power in the U.S. is typically at 60Hz. A VFD can lower the frequency of the power to below 60Hz, which slows the associated motor, saving energy. In our case, during cooler temperatures like at night, the load on our air conditioning system is lower, and the cooling towers do not need to run at full speed like they often do during the heat of the day. So, the VFDs will lower the Hz to slow the cooling towers down. That is why the cooling towers are often quieter at night, because they are running slower thanks to the VFDs. Please note that occasionally there are nights when temperatures are unusually warm, and humidity is high, and the cooling towers still must run at a faster speed. When the sun comes up in the morning and the temperatures rise, the VFDs increase the speed again as needed. The chillers themselves also have built-in VFDs which also lower the speed of the chiller when demand is lower. Total cost of repairs \$10,734.00.
- The Integrated Starter Module (ISM) which is a component in the VFD failed for chiller #2. Total cost to replace the ISM was \$8,952.00.
- In September 2023, the air conditioning unit in the core 4 elevator equipment room stopped working. This air conditioner is used to keep the elevator equipment cool. The system was not repairable and a new ductless air conditioner was needed. The removal of the old ductless air conditioner and installation of the new one was done by a licensed contractor at the cost of \$8,130.00.
- The expansion tank for the chilled water system was refurbished. Rusted-out areas were removed, replaced, and reinforced with new steel. Work was performed by a licensed contractor at a cost of \$3,717.28.

## Emergency Generator

During a routine monthly testing the emergency backup generator malfunctioned. Our service contractor was contacted. It was found that the automatic transfer switch had failed due to a faulty display and power board. A new power board and display panel were required and installed by Cummins Generator Service at a cost of \$719.41.

## Electrical

As reported in last year's President's report, on Saturday, December 24, 2022 (Christmas Eve), our property, the Makaha Valley Plantation, and other properties in our area were affected by a power outage. The power was restored by HECO (Hawaiian Electric Co.) after several hours, but Building K (apartment series 37 through 40) continued to experience a power outage. On the morning of Monday, December 26, 2022, Wasa Electrical Services responded to our request for emergency service. At the time of our report last year we did not have the cost of those repairs. The total cost for those extensive repairs was \$28,102.18. An insurance claim was filed with our carrier and it was accepted. Our deductible was \$10,000. Therefore we received a check for \$18,102.18.

### Electric Vehicle Charging Stations

The following is a brief summary of the EV charging station project. After a thorough review of proposals from several EV charging station suppliers, the Board selected EverCharge Hawaii to install two EV charging stations at the project. EverCharge works with Hawaiian Electric Company's subsidiary, PacificCurrent, to improve the EV charging infrastructure in the state. EverCharge and its contractor, Koo Electric, Inc., provided proposals that indicated the cost of the project would be less than \$25,000, which was within the Board's spending authority. Under our By-Laws, improvements to the common elements that exceed \$25,000 require approval by owners of units to which are appurtenant at least 65% of the common interest.

Before signing a contract with EverCharge, EverCharge required the Association to conduct a load study to confirm that the common element electrical infrastructure could accommodate two EV charging stations. The Association signed a contract with Koo Electric, Inc., to conduct a load study. However, upon examining the existing equipment, Koo Electric, Inc., determined that the existing electrical equipment is not adequate to serve the EV charging stations, thus making a load study unnecessary. Koo Electric informed the Board that during the building permit process, the City and County of Honolulu will require the following improvements:

- a. A new panel
- b. A new transformer
- c. Trenching 100-200 feet
- d. Modifications to the main switchgear

Koo Electric confirmed that the electrical work will cost substantially more than \$25,000. This means that the cost of the EV chargers will exceed the Board's \$25,000 spending limit.

In addition to the concerns mentioned above, the Board believes that it would be best if the EV charging stations were installed in accessible locations. Originally, to minimize expenses, the EV charging stations were to be installed near the electrical transformer in Lot 8, which would require users to walk up and down stairs to access the apartments and EV charging stations. The Board would like to explore the possibility of installing the EV charging stations in Lot 1 rather than Lot 8, installing more than two EV charging stations, and/or installing infrastructure to accommodate additional EV charging stations in the future. However, this will probably substantially increase the cost of the project.

Within the next month or two, the Association plans to send owners proposed amendments to the governing documents authorizing the Association to: 1) retain an electrical engineering firm to study various options for EV charging stations; 2) install EV charging stations in the parking area; and 3) use Association funds for the electrical study, the purchase of the EV charging stations, and for other related expenses. The EV charging station project began as a simple and inexpensive project but it has become more complicated and will be more expensive than expected. 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.

### Swimming Pool

- On March 10, 2023, the electrical panel for the swimming pool circulation pumps and heat pump was found to be deteriorated. A new electrical panel and grounding rod were installed. Work was done by a licensed electrician at a cost of \$1,092.67.
- On September 18<sup>th</sup> through the 22<sup>nd</sup> 2023, the entire flagstone pool deck, sidewalks outside the pool fence, and the barbeque deck were cleaned and resealed. The pool was closed for one week for this project. Work was done by Stone Age Construction at a cost of \$22,815.00.
- On November 11<sup>th</sup>, 2023, the pool was closed for repairs and replacement of damaged flagstone and missing coping on the pool deck. The pool was reopened on November 12<sup>th</sup>. The work was completed by a license contractor at a cost of \$3,569.00.

### Barbeque Grills

In February 2023, six new Weber Genesis E-325 three burner propane gas grills were purchased and installed by our maintenance staff. The cost of the grills was \$6,568.57.

### Landscaping

- The semiannual coconut tree trimming was completed by a licensed contractor in January and July of 2023. The total cost for both services was \$15,832.08.
- In preparation for our October paving project for lots 2, 3, 4 & 5, major trimming of our Monkey Pod and Shower Trees was required. Work included trimming, hauling away, and disposing of the green waste. Work was done by a licensed contractor at a cost of \$15,471.20.

### Paving Project

In October 2023, Oahu Seal Coating and Paving Company started the pavement reconstruction project. Parking lot 8 had pavement removal and replacement, the entire lot was pressure washed, the cracks were hot sealed and two coats of sealer were applied. Parking lots 2, 3, 4 & 5 were repaved which included installing a Typar Bio Barrier for root control. They were also seal coated and new concrete wheel stops and speed bumps were installed and repainted. All parking lots were restriped and renumbered. The safety zones and curbing were repainted. Work was done by a license contractor at a cost of \$358,500.00.

### Roof

A leak was detected at a pipe stand on the roof of building F. Certified Construction Roofing Company Inc., our roofing contractor was contacted. Repairs were made to a hot water return pipe on the roof of building F. In addition a complete roof inspection was done. Minor discrepancies were noted and repaired at no cost to the Association.

### Benchmarking Program

The City and County of Honolulu (City) established the Better Buildings Benchmarking (BBB) Program to advance Honolulu's goal of carbon neutrality by 2045. This program is in accordance with Ordinance 22-17, which Mayor Blangiardi signed into law on July 20, 2022.

The program will require large commercial and multifamily buildings on O'ahu to benchmark and report their energy and water usage annually. The first annual reporting deadline was on June 30, 2023. The Makaha Valley Towers completed and submitted our report on May 26,

2023. To have the Better Building Benchmarking (BBB) Program requirements completed was a tedious task. The cost to have this work completed was \$2,512.50. This was a one-time expense for initial measuring and setting up the program. Subsequent years will only require submitting our usage data to the City and County.

#### Surf Board Rack

In September 2023, a surfboard rack capable of storing 12 surfboards was installed by the animal relief area. Installation was done by a licensed contractor. Total cost of rack and installation was \$8,792.37. A space is rented for \$180.00 per year.

#### Forklift Repairs

The transmission cable and the free lift cylinder on our forklift were found to be leaking oil. The forklift is used to transport the trash bins from the upper parking lots to the pick-up area in parking lot 6. Repairs were completed by Bacon Universal Service at a cost of \$3,772.21.

#### General

##### 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. However due to being short staffed in the janitorial department our annual scrubbing of the walls was not completed in 2023.
- In August 2023, high winds shattered the upper lobby glass door in core 4. Pearl City Glass installed a new clear safety laminated glass door. The cost for the repair was \$923.39. In addition, the high winds shattered 3 pool tabletops. The cost to replace the tabletops was \$968.62.
- \$1,120.42 was collected from the recyclable aluminum cans that are collected in the upper lobbies of all four cores. The money collected is deposited into the Association's general bank account.

We continue to face the challenge of trying to maintain employees. As you can see from the list of employees above, we are short staffed in our Security, Maintenance and janitorial Departments. However, our employees continue to strive to maintain and upkeep our beautiful property. Thank you for your continued support.

Sincerely,  
Michael Targgart  
President