



KTOA Newsletter - Winter 2017

A Warm Aloha to our KTOA owners. Hopefully, all enjoyed a peaceful, enjoyable Holiday season and a great start to 2017.

Your Board of Directors has been working on a few items that I was awaiting decisions on before sending this email. My commitment is to have more frequent, regularly-timed newsletters in the future.

Many owners who used our new reservation system have recognized problems that we have encountered. We appreciate your patience as this was our first test during peak booking season. We are diligently working with the website designers to rectify all issues that have come to light. In addition, the Board of Directors is working to revise our booking protocol to bring it into conformance with the new reservation system

Our management team, PMI Maui, and our Board Treasurer, Lane Durgin, continue to work on reducing our Accounts Receivable. We have a number of owners who have not paid their annual maintenance fees. This has a negative impact on our bottom line which compromises the pace of upgrades to our bathrooms and kitchens. Nevertheless, we did finish 2016 with a \$27,000 surplus in operating revenue and are finalizing plans to upgrade the shower/vanity areas in two more units this summer. We will also be replacing the sun screens on all of our fourth-floor units. (Third floor units were done last year.)

KTOA will be installing air conditioning units on a trial basis in units D303, 304 and 305. We hope those traveling to Maui in the summer will take advantage and book into these units.

KTOA is offering owners a limited window to rent KTOA-owned weeks this summer. Beginning in May, if you reserve a KTOA-owned week in July or August, you will qualify for a two-week stay for \$1000. Contact PMI Maui with any questions.

KTOA is selling some of its owned weeks and is offering a special promotion. All KTOA owners who refer a "NEW OWNER" to KTOA will receive \$200.00 off their 2018 maintenance fee for each week that the new owner purchases. 1 week in a 1 Bedroom Unit is being sold for \$1000.00 plus approximately \$400.00 in closing costs. The \$200.00 rebate is applied for each referral. Existing KTOA owners can also purchase additional weeks at this same price, however you will not qualify for the \$200 promotion. Please contact PMI Maui at 808-879-1313 or by email ktoa.maui@gmail.com with any questions or referrals.

When reserving units for guests, please ensure you provide PMI Maui (see contact info above) with the names of the persons who are actually staying in the units. This is a requirement of Kihei Akahi and ensures accuracy of information in case of emergency.

We have continued to replace some of our aging and failing appliances. This program will continue as replacement is more cost effective than repairing these items when they fail.

Kihei Akahi continues to upgrade their buildings and grounds. The solar panels provide us with hot water at a tremendous cost savings. Areas bordering the main driveway have been replanted with wonderful flowering plants and a drip-watering system. Pools and pool facilities are being updated/renovated. In addition, the exterior of all buildings will be repainted this Spring/Summer.



The KTOA Board of Directors greatly appreciates all feedback on how we can do a better job of providing each and every owner with the highest quality vacation experience along with the latest information relating to our Association. Please email PMI Maui with any suggestions, questions and concerns. All information will be forwarded to your Board of Directors.

Paul Showstead
President