

Maui Sands' Completed Projects, May 2015 - December 2016

Residential Buildings

Filled holes in gutters left from moving downspouts on Buildings 4 & 5 *

Replaced fire alarm system *

Repaired / replaced building lights on all buildings

Replaced vents on Buildings 2, 4, & 5

Replaced cable boxes on all buildings & upgraded service *

Painted Buildings 4 & 5 *

Waterproofed lanai flooring on Buildings 4 & 5 *

Lanai walls repaired & faux lava rock applied on Buildings 4 & 5 *

Designed & renovated Resident Manager's unit (Resident Manager moved in) *

Repaired water shut-off valve on Building 2 *

Repaired spalling & painted surfaces on Building 2 staircase

Updated green space under Building 2 staircase

Repaired & refreshed 3C for increased rental income

Decluttered & purged 2D, angle valves replaced in vanity

Gutter / downspouts cleaned, repaired, & sealed on all buildings

Repaired & upgrade 3J to increase rental income

Office

Repaired roof *

Designed & repaired interior

Started Maui Sands "museum"

Cleared files, established organized filing systems, replaced computer / printer / internet router

Painted office outside with new house colors

Painted fence

Pool Area, Tool Shed, & Tiki Lounge

Decluttered, purged, & organized tool shed

Repaired flat roof attached to Tiki Lounge

Painted all trim to match house colors, repaired doors

Replaced pool furniture

Provided re-facing to kitchen area cabinets

Repaired hand dryers in bathrooms

Installed locking pool gates * (with updated security codes & signs)

Upgraded men's bathroom

Installed new pool filter

Fixed & updated lighting in area with LED lights

Added a sensor to tall light on sidewalk to only come on at night

Replaced pool light *

Created a small seating area just outside of pool

Added sturdy rubbish & recycling receptacles

Added Maui Food Bank drop-off receptacle

Repaired roof of Tiki Lounge

Cleared out, upgraded electrical, tore out, designed, & restored Tiki Lounge with add'l exit re-opened (with donated vintage Maui Sands' furniture)

Old wi-fi router & "Birdhouse" removed

Upgraded women's bathroom

All projects have been done in-house unless otherwise designated. *

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Laundry Area

Removed clutter
Installed drying rack
Painted interior & exterior ceilings & walls with new building color
Painted floor
Fixed hanging wires
Replaced sink
Repaired plumbing to help washers work more efficiently
Added sturdy rubbish & recycling receptacles

Barbeque Areas

Removed barbeque between Buildings 3 & 7
Removed old furniture & replaced with matching property furniture (outside of Laundry Room)
Removed concrete "table" (barbecue area near Laundry Room)

Sunset Deck

Removed bushes to provide clear ocean view
Removed old furniture, painted benches
Added chairs, tables, & loungers to ocean viewing area
Designed plantation-style staircase
Added sturdy rubbish & recycling receptacles
Installed planters & torches
Developed 'Aloha Friday' celebrations

Trash Area

Reorganized recycling area
Dropped down to only 2 garbage bins
Changed pick-up days to Mon., Thurs. & Sat.