

SHAREHOLDER BULLETIN



MAY 5, 2020

ALOHA SHAREHOLDERS,

On behalf of the Caloha Board of Directors, I hope this message finds you safe and healthy. The long reaching tentacles of the Coronavirus continue to impact many aspects of our lives, and the ability to enjoy our island paradise is no exception. Although travel plans to Maui may not be at the top of your list, an update on Kapulanikai is perhaps welcomed information.

During this time of uncertainty, your Board of Directors and site management have been focusing on asset preservation and seizing opportunities to execute building improvement projects.

Kapulanikai has been unoccupied for the past several weeks, leaving the building and area in a more vulnerable state. Consequently, Lisa and Bill continue to ensure there is daily presence on site, routinely inspect unit interiors, and are staying on top of grounds keeping needs. The scheduled frequency of services received from many contractors has been reduced in correspondence to the vacancy and to minimize costs.

The building's vacancy, although regrettable, has provided an opportunity to accelerate progress on several projects. Recently, the beam remediation work on the ocean side of the building was completed and we are working towards advancing the remainder of the beam work. Currently, on the exterior, efforts are being undertaken to install carpets on six lanais and to implement aggressive termite control measures. In the unit interiors, sofas are being repaired. Other minor repairs, including touch-up painting, are ongoing.

On a separate but related note, several shareowners have requested to know if Kapulanikai is available for occupancy. The current position of Caloha, subject to change, follows:

The issuance of permits for occupying Kapulanikai units is subject to following Hawaii State and Maui County travel/accommodation guidelines and restrictions. Due to the Coronavirus pandemic, these guidelines and restrictions change frequently. Therefore, although Kapulanikai is currently able to accommodate guests, these circumstances may change abruptly.

Additionally, Caloha will be strictly enforcing the 21 day occupancy permit policy. This policy necessitates Caloha to be in receipt of a completed occupancy permit 21 days prior to the start date of the occupancy period.

We are asking shareowners to please keep apprised of Hawaii State and Maui County's advisories and regulations regarding travel and accommodation. The situation with Covid-19 is very fluid. Information is ever changing and often becomes outdated or irrelevant quickly.

Below are links to websites that may be helpful for monitoring the situation in Hawaii:

Hawaii Tourism Authority: <https://www.hawaii-tourismauthority.org/news>

State of Hawaii Dept. of Health: <https://health.hawaii.gov/coronavirusdisease2019/>

Hawaii Governor's Office: <https://governor.hawaii.gov/category/newsroom/>

Maui County: <https://www.maui-county.gov/>

*Yours in Service,
Spencer Mortimer*

