



## **WAILEA ELUA**

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Dear Wailea Elua Homeowner,

As you may know from previous communications, one of the things we have discovered during the exterior remodel of our property is that lanai decks with original tile on them do not have properly functioning waterproofing beneath them. Additionally, they have not been properly flashed. There are also several decks that have been retiled but the old flooring was not properly removed and a waterproof membrane was not put beneath the new surface before it was installed. In all of these cases there is water intrusion when rain comes. Therefore, these tile decks need to be replaced in order to protect the work that we are doing now and to insure that rot will not begin to develop again.

The process of doing this work has several steps, some of which are the responsibility of the Association of Apartment Owners (AOAO). Other aspects are the responsibility of the owners. The wood structure beneath the tile and the waterproof membrane is the responsibility of the AOAO to fix. Everything above that is the individual homeowner's responsibility to pay. Here is how the process works. The removal of the old tile, mortar bed and membrane are removed at the owner's expense. Then the AOAO will pay for the old subflooring to be removed and replaced. After that (again at the owner's expense) the tile setters install the flashing, the waterproof membrane, and mortar bed that goes beneath the tile. The tile and grout is then put on and sealed and the deck is completed.

We have done this on several decks that were so badly rotted they could not wait for the 2016 season. In those instances we sought and solicited bids from several tile contractors. The prices that I received from them were between \$29.50 per square foot and \$38.50 per square foot plus about \$1,600 for the removal of the original tile and mortar bed. The owner selected and provided the actual tile at his/her own expense.

We have identified 45 original decks which need to be replaced next year. Because there is so much work to be done I decided to research options and see if I could find a way to reduce the owners' costs and gain some control over the quality and the scheduling of the work. With so much being waterproofed and so much other work being done I am concerned that if we have a variety of contractors (and their helpers) working here it will become complicated to manage and difficult to insure that everything is done to the specifications that the AOAO requires. As it happens there are two men working on John Dobrovich's crew who have a great deal of experience in both waterproofing and tile setting. I have watched them work since February and

they are complete professionals whose work I can trust. They have agreed to spend 2016 working for Elua to accomplish this project. I have been talking with them about costs and we can offer to have this work done at a cost of about \$24 - \$27 per square foot plus about \$1,000 for the removal of the old tile and mortar (depending on the square footage of the deck). This would be for a "typical" deck. By that I mean a deck that has a tile, porcelain or stone decking that allows for a moderate grout joint. If the choice is for a more complicated type of flooring - involving many cuts or patterns, or multiple components - then the cost will increase.

The average size of our decks is 336 square feet. If you feel that you are interested in using this service rather than getting your own contractor then let me know and I will work up a cost for you. You will need to choose a tile. The Association does not have a specific requirement or rule for the type of tile or stone that you may want to choose. Once you have made a choice then we will be able to present you with a formal cost proposal for your deck. I will be sending all of you several selections of tile and stone that Kevin Murphy and I have chosen as possible options. This might help you with your selection.

It is my hope that most of you will take advantage of this option as it will streamline the process for me as well as save you money and provide you with a high quality result. As to the scheduling of these decks – because there are so many to do the schedule of work for all condos will be done through a lottery regardless who does the work. I realize that this will create an inconvenience for you and I will do everything to minimize the impact of the work that is being done. Each deck will require two weeks to complete and we will do two decks at a time. There will be noise the first two to three days as we remove the old tile and prepare the surface. The waterproofing and installation of the main field of tile will be fairly quiet and then we will have one day toward the end of the two week block out period where we will be doing the cuts for the perimeter of the deck. The work will be done in zones to minimize impacts on the campus and to maximize efficiency of workers and debris boxes. Unfortunately we cannot do everyone's unit in a slow period and still get all of the work done, which is why it has been determined that the only way to distribute this work fairly is to do it through a lottery.

Since the Board of Directors has asked that all of the retiling be completed by November, 2016, it is important for you to make plans for your retiling as early as possible. I look forward to hearing back from you by September 30, 2015, so that I can proceed with planning this necessary work.

Mahalo,

Lawrence Wilson  
General Manager