

## ROOFTOP POOL/LOUNGE -FAQ'S

**1. Will the rooftop pool/lounge area have an effect on condominiums value?**

The deck top pool area will be an amenity to the building. It will capture the buildings breathtaking view of the ocean and add extra square footage to usable area for owners and guests. Yes, it will increase values.

**2. Who will pay for the roof top pool lounge?**

We as condo owners along with revenue from the laundry will pay for the rooftop area. We will secure a loan like the AC project.

**3. How much will it cost?**

Approximately, It will cost one bedroom condos \$73.52/month and Studios \$49.01/month. This based on a 2.8M, 15 y note. Plus, the allocated proceeds from the laundry of \$5000/month. Maintenance costs for the roof top will also come out of laundry revenues, \$2000 allocated each month

**4. Will a deck top pool be able to be built that will be water tight, bear loads and be quiet?**

The project will be built to meet or exceed all engineering and safety codes in the City of Honolulu and state of Hawaii.

**5. Who will maintain the deck top pool/lounge area?**

Our inhouse personnel will maintain the cleanliness of the area.  
A professional pool service will maintain the pool and equipment to health standards. The approx. monthly pool maintenance cost will be \$420 - \$500

**6. Who will monitor the area?**

Security will monitor the area. There will be strategically placed cameras and each condo will have an access key either being a code or FOB for rooftop access.

**7. How will the Laundry room work on the roof?**

Our Association does not own the Laundry room on the 8<sup>th</sup> floor. A corporation/ foundation called the 300 corp. owns the laundry room which in turn contracts out the machines. As an association we have little to no control over the laundry room, hence all the problems within the laundry room. They are very slow to respond to the needs of the owners. Also, there is not enough machines to handle the building load. When Ilikai Marina AOA owns its own Laundry room there will be more and better maintained machines. Ilikai Marina AOA will also have a gross income of approx. \$ 7-8000/month for maintenance of the rooftop area.

**8. Emergency Exits from rooftop?**

There will be two emergency exits from the roof top, same as all floors.

**9. Smoking on rooftop?**

There will be no smoking on the rooftop. Smoking areas are located on the 7<sup>th</sup> floor parking and on the ala moana sidewalk.

**10. Will there be residual noise for the 18<sup>th</sup> floor condos?**

The deck will be elevated approx. 48" off the current roof and along with a sound consultant noise should not be a problem for the 18<sup>th</sup> floor condos.

**11. Why not place the pool/lounge on top of the Parking Garage?**

The Building does not own the Parking Garage. It is owned by the 300 corp.

**12. Will the Rooftop Pool/Lounge be handicap accessible?**

Yes