

**ASSOCIATION OF APARTMENT OWNERS OF ILIKAI MARINA APARTMENT BUILDING
BOARD OF DIRECTORS' RESOLUTION REGARDING HIGH-RISK COMPONENTS**

WHEREAS, in accordance with Hawaii Revised Statutes ("HRS") § 514B-138, the Board of Directors (the "Board") of the Association of Apartment Owners of Ilikai Marina Apartment Building (the "Association"), may determine that certain portions of the units, or certain objects or appliances within the units, such as (but not limited to) plumbing shutoff valves, plumbing fixtures, plumbing seals, washing machine hoses, icemaker water lines and water heaters, pose a particular risk of damage to other units or the common elements if they are not properly inspected, maintained, repaired, or replaced by owners (such portions of the units or objects or appliances within the units are hereinafter called "high-risk components");

WHEREAS, upon its designation of such high-risk components, the Board can require inspection at specified intervals, replacement or repair at specified intervals and/or replacement or repair to specifications established by the Board;

WHEREAS, the Board is charged with the management of the Association, including the management of the common elements and premises in accordance with Article III, Section 5 (Powers and Duties of the Board of Directors) of the Restated By-Laws of Association of Apartment Owners Ilikai Marina Apartment Building (the "By-Laws") and HRS §§ 514B-104(a)(6) and 514B-106(a); and

WHEREAS, in accordance with HRS § 514B-138, the Board believes that it is in the best interest of the Association to identify high-risk components and to implement certain policies and requirements with regard to those high-risk components as necessary or appropriate to prevent damage to units, the common elements and the limited common elements.

NOW, THEREFORE, the Board, on behalf of the members of the Association, hereby adopts the following resolutions to designate high-risk components and establish requirements for the care, repair or replacement of high-risk components;

BE IT RESOLVED, that the portions of the units or objects or appliances within the units listed in Exhibit "A" attached hereto are designated as high-risk components; and

BE IT FURTHER RESOLVED, that the following practices and policies shall apply to high-risk components and that the Board shall have all power and authority necessary to implement and enforce the following practices and policies:

A. Inspections. The Association may conduct inspections of the high-risk components upon notice to the owners and residents. During the inspection certain high-risk components may be identified as faulty. For purposes of these resolutions, a high-risk component will be deemed to be "faulty" if the component has failed, or if the component is near failure in the judgment of the person performing the inspection, or if the component's age is such that the inspector believes that the component should be repaired or replaced to avoid failure. The person performing the inspection shall provide the Association with a written report identifying all faulty high-risk components in the unit and recommending repair or replacement and specifying a date by which such repair or replacement should be completed. The Association shall send a copy of the report to the owner of the unit inspected.

B. Repair or Replacement. If a high-risk component is identified as faulty during an inspection conducted pursuant to these resolutions, the high-risk component shall be repaired

or replaced as noted in the inspection report and by the time identified in that report. The repair or replacement of all faulty high-risk components shall be at the sole cost and expense of the owner of the unit in which the high-risk component is located. All repairs or replacements of high-risk components must be done by licensed Hawaii contractors approved by the Board and in accordance with standards or specifications established by the Board. Within five business days of completion of the repair or replacement of the faulty high-risk component, the owner shall provide a copy of the contractor's invoice showing that the repair or replacement has occurred.

C. Failure to Comply. If an owner fails to comply with the requirements of these resolutions within the time frame stated in the inspection report, the Association is authorized, after reasonable notice to the owner, to enter the unit to perform the requirements with regard to such high-risk components at the sole cost and expense of the unit owner, which cost and expense shall be a lien on the unit as provided in HRS § 514B-146.

Nothing in these resolutions shall be deemed to limit the remedies of the Association for damages, or injunctive relief, or both.

Nothing in these resolutions shall relieve or excuse any owner from such owner's obligation to maintain, repair and replace such owner's unit (including, but not limited to, all fixtures and high-risk components) pursuant to any applicable provision of the governing documents of the Association or HRS Chapter 514B, including without limitation HRS § 514B-137(a), or restrict and/or otherwise limit the Association's right to enter any unit in accordance with HRS § 514B-137(b).

In any legal proceeding seeking enforcement of these resolutions against any owner, the Association will be entitled to recover its attorneys' fees and costs in accordance with HRS § 514B-157.

In accordance with HRS § 514B-138, these resolutions were provided to all owners and all owners were given an opportunity to comment thereon prior to adoption of these resolutions by the Board.

These resolutions shall be effective immediately upon their adoption by the Board on the below certified date.

CERTIFICATE OF SECRETARY

THIS CERTIFIES that the undersigned is the Secretary of the above-named Association and that the foregoing is the full, true and correct resolution passed by the Board of Directors thereof at a meeting of said Board held on November 23, 2020, legally called and held, at which a quorum was present and voting.

IN WITNESS WHEREOF, I have hereunto set my hand this 25 day of November, 2020.

Lisa Wheelihan

Secretary
ASSOCIATION OF APARTMENT OWNERS OF
ILIKAI MARINA APARTMENT BUILDING

EXHIBIT "A"
List of Designated High-Risk Components

Designated A/C High Risk Components

1. A/C drain pan
2. A/C drain pan liner
3. A/C drain line hose
4. A/C actuator
5. A/C shut-off control valves
6. A/C algae mitigation
7. A/C water alarm unit
8. A/C coil
9. All other A/C components that could cause any damage and/or leaks

Designated Kitchen High Risk Components

1. Dishwasher drain hoses, supply lines and shut-off valves
2. Kitchen sink hot and cold water shut-off valves
3. Kitchen sink faucet, supply lines and P-trap
4. Kitchen sink grouting
5. Refrigerator ice maker supply line and shut-off valve
6. Garbage disposal unit
7. Air gap and P-trap

Designated Bathroom High Risk Components

Showers, Bathtubs, and Sinks:

1. Shower and tub faucets – hot and cold water cartridge valves
2. Shower and tub pan, overflow, and drain line
3. Shower and tub caulking and grouting
4. Shower head/arm
5. Shower and tub valve trim
6. Surround tile
7. Sink faucets – hot and cold water shut-off valves and supply lines
8. Sink faucets – P-traps/drains
9. Pop-up assembly
10. Exhaust fan and vents

Toilets:

1. Flange, wax seal and O-rings
2. Shut-off valves and supply lines
3. Flush valves, flapper, fill valve, and toilet/tank gaskets
4. Toilet handles

Designated Washing Machine High Risk Components

(For Any Remaining Washing Machines in the Units until Removed)

1. Drain hose
2. Water supply line
3. Water shut-off valves
4. Washing machine unit
5. Dryer exhaust vent line

Designated Water Heater High Risk Components

1. Water heater jacket
2. Shut-off valves
3. Supply lines
4. T/P relief valve drain
5. Water heater exterior condition

Designated "Other" High Risk Components

1. All cast iron drain lines that serve only a single apartment
2. All electrical panels and other electrical systems servicing only one apartment
3. All electrical outlets within the apartment
4. All smoke detector systems/fire suppression systems
5. All other appliance hoses and/or water supply lines within the apartments
6. All other water shut-off valves within the apartment that serve only the apartment
7. Fire system sprinklers, if installed