

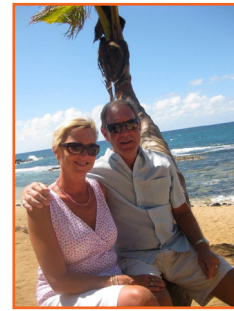


SPRING 2017

MAKENA SURF

GENERAL MANAGER'S REPORT

by Ann Shipman,
General Manager



Aloha Owners!

The Annual Owners meeting was a huge success with a record breaking 74% of owners attending in person or by proxy! The Dinner party was also a huge success and was well received by all. Thanks to Cathy Imwalle (E3o3) for organizing this event for the owners. She did an awesome job!

We will begin a new Construction season April 24 – November 17, 2017 for buildings E, C, A and B. Thus far three Level Two and one Level Three applications have been approved: two in B Building, one in E and 1 in C. Any neighbors to the units that will be under construction should have already been notified of the impending construction. We will work hard to make this as pleasant a season as is possible.

Beginning April 18, we will resume gutter replacement on B Building, then move to the E Building to finish up this project. We will also begin to prepare the fascia on the lanais where the gutters have been replaced for refurbishment and paint. You have probably already noticed paint peeling and wood that needs repair; sanding and proper preparations for a good coat

of primer and paint will take place. I will keep you informed as to dates and times for your unit.

We are in the process of replacing the roof at the north maintenance shed and moving the heat pump to the roof.

Landscapers are diligently working on the north end nursery and fruit tree area; we already have lime, lemon, and pomelo trees, as well as lilikoi along the fence line. We have now planted a dwarf lemon and tangerine tree, a dwarf avocado tree and another variety of lilikoi along the rest of the fence. This area has been cleaned up, pruned and fertilized and we will be installing a covered nursery soon so that we

[General Manager's Report continues on Page 2](#)



Homeowners turned out in strong numbers for the Makena Surf Annual Homeowners Meeting.

SF
FOR
FRAMING
SUITABLE



Reflections in a Makena koi pond

Photo by Susan Mattinson

Makena Surf
4850 Makena Alanui Road
Kihei, HI 96753

DID YOU KNOW?

Our koi have names:
Gabiano, Goldy and Sunshine.

can propagate and grow our own plants, herbs and trees and save money in the process. Hawaii is such a great place to do this and we are all very excited about this project.

As always, please let me know if you notice anything that may need attention or repair on the grounds or buildings. Thank you all for your help in making Makena Surf the best!!

Mahalo Nui loa,
Ann

Palm Tree Trimming 2017:

March 6 – 7

July 10 – 11

November 6 – 7

Pest control 2017

A, B, C – April 19

E, F, G – June 21

A, B, C – July 5

E, F, G – September 21

A, B, C – October 11

E, F, G – November 29

SECURITY REPORT

by Ann Shipman

Please welcome Ronald Reed to our Security team. He has extensive experience in the security field and I look forward to working with him! He will be taking Brian's shift on Saturdays, so if you see him say hello.

We did have a security incident recently that involved an on site owner and a renter from another unit. Our security staff assisted in this incident; the local police were involved as well. The incident was resolved, no one was harmed and no items were taken. We have reviewed our procedures and will make appropriate modifications where necessary.

Security Committee:
Paul Kepler and Mark Joseph



David Dale, Ali'i Resorts, contributed this lovely photo of one of the bromeliads at Makena Surf.



Ronald Reed, Security

OPERATIONAL DIRECTORY

IMPORTANT CONTACT INFORMATION:

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- Don Baron, C-206 President 860 • 930 • 5314
- Paul Imwalle, E-303 Treasurer 541 • 420 • 0579
- Dick Clotfelter, C-107 Secretary; Policies and Procedures 406 • 223 • 2448
- Betty Kay Anderson, E-205..... Landscape..... 360 • 790 • 6514
- Mark Joseph, B-303 Construction & Security 925 • 899 • 9679
- Paul Kepler, E-101 Construction & Security 831 • 332 • 1500
- Dusty Pence, G-101..... Newsletter Editor 605 • 890 • 1515

MEETING SCHEDULE.

- Tuesday, July 25, 2017 – Board of Directors, Riverhouse, Bend, Oregon
- Wednesday, November 8, 2017 – Board of Directors, AOA Conference Room
- Thursday, February 22, 2018 – Board of Directors, AOA Conference Room
- Saturday, February 24, 2018 – Annual Homeowner's Meeting, Mulligans on the Blue

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2018 BOARD RECRUITING COMMITTEE

John Rough, F202
Gymmee Frank, E-106
Judith Michaels, B108

INTRODUCING NEW BOARD MEMBER MARK JOSEPH

Mark and Cory Joseph first discovered Makena Surf back in 2010. They fell in love with our little community after enjoying the best two week vacation imaginable. During their time on the beach, they began hatching a plan that would eventually lead them to purchase a home at Makena Surf (B3o3) in 2015.

Mark and Cory, along with their two sons, Adam and Luke, make the trip to Maui a couple of times a year from Walnut Creek California, with a longer stay in the summer and a shorter winter getaway.

When on island, you will find Mark at the tennis courts until his family pulls him away for a day at the beach. He also loves diving around Maui.

Mark's career has been in finance. After attending California Polytechnic State University, he earned a CPA while working at Price Waterhouse and most recently spent 13 years at Pixar Animation Studios overseeing accounting and facilities operations.

Mark decided to run for a board position to give back to this amazing community. Mark will be co-chairing the construction and security committees with Paul Kepler, who is also new to the board.

[Paul Kepler will be profiled in our next issue. ED.]



BURIED 'TREASURE'

Peaceful, private, 'baby beach' was anything but in March after a snorkeler found an unexploded WWII-era mortar round in the water, brought it to the beach and called MPD. As owners and guests watched from their lanais, a Navy Explosive Ordnance Disposal unit showed up to dispose of the ordinance by taking it a bit north, burying it in the sand and detonating it.

Where do you suppose the mortar has been all these years? I suppose we will have to wait for the movie!



Photo Courtesy of Florence Johnson

LANDSCAPE REPORT

by Betty Kay Anderson
Landscape Chair

There are a number of places on the property that have had projects completed (using Elizabeth and the entire landscape staff) that have resulted in spectacularly positive changes to the landscape. Some examples are the mauka side of "C" building, the plantings at the base of the flowers overhanging the pool, both sides of the public access near the foot showers and all the areas where irrigation has been repaired (most of the property). Much of the greenery looks more lush than it has in years.

That being said, the property has taken a hit from all the construction, particularly on the mauka side of F building. A number of the ground floor entryways have suffered damage from cleaning, repairs and replacement of the flagstone; at the same time, concerns about the zika mosquito have caused us to think seriously about the bromeliads on the property. They provide beautiful color in the entries, but part of how they grow is to collect standing water, which is risky with mosquitoes. However, the staff has purchased and is using mosquito killing pellets, and they feel that they can keep the standing water out of the plants. The damaged bromeliads will be replaced.



We have a problem with some newly-installed lawn on the makai side of C. There appear to be many factors involved: maybe the wrong product due to some miscommunication with Elizabeth, landscaper John, and the sod provider; also, it got thatched and then cut too short, but is coming back and being watched weekly by Ann, Elizabeth and BK.

During a property inspection in October I identified several places that need work: A Building has been somewhat short-staffed, resulting in more weeds than are acceptable, F building has bougainvilleas that haven't been trimmed for too long, and there may be small irrigation issues between the front office entry gates, at the G garbage perimeter and at several E entries along the paver walkway.

The hibiscus along our Alanui perimeter (outside the gates) are still not doing as well as they should be, and I will talk with Elizabeth about whether they are just too old and should be replaced more quickly.

Ann has done a wonderful job of getting the staff to work together. She is an excellent supervisor of what is happening on the property. Whenever an area is identified that needs more attention, she makes note of it and does the follow-up. The few issues identified here do not constitute a criticism of Ann's landscape job performance. With all the challenges of the summer projects, we are very fortunate that this property looks as great as it does, and that is completely to her credit.





CONSTRUCTION REPORT

by Ann Shipman

It is open construction season for Buildings, E, B, C and A this year. Construction season is April 24, 2017 through November 17, 2017. We have 4 applications for construction so far this year. Three Level Twos and one Level Three. I hear there may be a couple more lanai replacements this year, but have not received applications as of the date of this writing. The remodels are as follows:

- B102, full remodel. Timing, full construction season.
- B303, Lanai replacement and remodel of kitchen and bath. Timing, June 1, 2017 through September 30, 2017.
- C207, Lanai replacement. Timing, August 15, 2017, 3 - 4 weeks.
- E304, full interior remodel. Timing, full construction season.

Please contact me if you have any questions about construction. I have made the owners of these units, as well as the contractors, aware of all of the guidelines necessary for a successful and as pleasant as possible construction season.

Construction Committee:
Paul Kepler and Mark Joseph

PRESIDENTS REPORT

by Don Baron

Thank you for attending the Annual Meeting. It was a great turnout with a lot accomplished. I look forward to being your President this coming year, completing some of the big projects and addressing new items - things that need to be fixed and repaired.

A situation happened at Makena Surf in the beginning of April in which we lost all our lighting in the E building pathway, the pool area, and the walkways to the beach. The Franks (E106) volunteered to supply the temporary power until the problem was fixed. It took many hours of my time, talking to our GM Ann, as well as a subcontractor that was hired from the outside and Keha our Maintenance Manager, all pitching in to solve the problem. The remedy was completed on Thursday April 13, using a wire diagram that shows layout of the underground wiring that is very difficult to follow.

I also look forward to working with two new Board Members that were elected by the Makena Surf owners. Some fresh new ideas may be coming forward.

I want to thank all of the staff at Makena Surf who work under the leadership of our GM, Ann Shipman, for doing a great job for all of us in keeping our property first-class.



HIGHLIGHTS FROM FEBRUARY 2017 BOARD & OWNER MEETINGS

HOUSE RULES

At next year's annual meeting owners will be asked to give the Board the power to change House Rules to avoid delay in implementing necessary changes. A straw poll of owners present in the room supported the idea.

ENTRY DOORS

The Board previously passed a policy to gradually change entry doors to the dark brown color as remodels occur. When plans are reviewed for a remodel that includes a changeout of the door, Ann-Shipman will ensure that the contractor is aware of the policy.

CPR

Following an incident where an individual on the beach had a fatal heart attack, the board followed Mrs. Shipman's suggestion to provide CPR training to all staff members. Owners will be able to participate in the training if they wish, at a cost of \$55.00 per person. The training will likely be complete by the time this newsletter goes to print.

HIGH RISK COMPONENTS

An inspection of all such components is scheduled for May. These components include things like hoses, shut off valves, water heaters (rust and corrosion), elec-

trical panels (functioning properly) and lanais. A small charge will be assessed.

FIVE NIGHT MINIMUM

94 special ballots were returned, with 70 in favor and 24 opposed to a five night minimum rental stay. The motion was approved.

BUILDING APPRAISAL

Mr. Clotfelter reported that the insurance company has raised the building appraisal from \$52 million to \$65 million.

EV STATION

In 2016, owners approved installation of two EV stations, one on each end of the property. Only one has been installed due to higher-than-anticipated costs and lack of demand for a second. When a need is identified for a second station, the issue will be addressed. Currently only one owner uses the station; at this rate it will take 30 years to recover installation costs. To achieve faster payback, the Board agreed to allow Destination Residences and Ali'i Resorts to use the station during daytime hours. Rental agents will also be encouraged to promote the availability of the station to their guests

FITNESS CENTER BALLOT

Not long after the Annual Homeowner's meeting the board sent out a ballot asking voters to vote on establishing a Fitness Center at Makena Surf. The ballot has been approved, 72 votes in favor (72.15%) and 10 against. The Board will keep you updated as plans progress.

died we all got evicted.”

Mark’s dad was small but tough; at 5’, 130 pounds, he was a state wrestling champ who broke world weightlifting records and served as a drill sergeant in the military. He became an electrician after retiring from the military, but later returned to the service. His mom worked as a home health nurse and usually took the children to work with her.

His dad was tough on his kids, but he began showing a gentler side about the time Mark entered high school, spending more time with his son at the gym.

“For about a year, Dad kept telling us that he was going to die soon. ‘I can smell death around the corner’, he would say.”

Mark was a sophomore when his Dad died in a car crash. “He was just starting to get to know us, to spend more time with us. And then we lost him.”

As a young man, Mark took after Dad, lifting weights to stay in shape, but later slacked off. Now he is trying to get back into condition, setting small goals, lifting weights, modifying his diet. He loves fitness and each time he plateaus he changes his routine to jump start his body. Bill Hunt, F-108, is an inspiration to Mark.

“Bill runs and walks every day, at age 84, then does push-ups and air squats. Most people let age limit them; I do too, but then I see Bill and figure, I can do this.”

Mark lives in Haiku now. He has a five-year-old daughter Aliyah. Aliyah’s mom,

Angela, is wheel-chair/walker-bound due to severe arthritis.

Life is challenging, and like so many islanders, Mark works a side job in addition to his full time work, but he always seems to wear a smile.

“Before Makena Surf,” he said, “a job was just a job. Now I love my job. Now I have a career.”



MAUI CHEFS TO SHOWCASE THEIR ARTISTRY

Marci Cortisse of Ali’i Resorts thought Makena Surf owners might like to know about the Maui Chefs Invitational, September 1-3, 2017.

This multi-part culinary event is presented by The Mill House restaurant.

Eight chefs from around the country will showcase their culinary artistry, including two from here in Maui: Chef Sheldon Simeon, Tin Roof, Kahului and Chef Jeff Scheer, The Mill House in Waikapu. Check out MauiChefInvitational.com or purchase tickets at The Mill House, 1670 Honoapi’ilani Hwy, Waikapu.

Kau Kau

Makena Kau Kau
(Makena Chow)



Scallop
Lemon
Piccata

Contributed by Susan Mattinson, F-107

Fresh scallop and zucchini pasta, in a tasty lemon caper sauce. Super easy and quick, but looks and tastes like a gourmet meal.

Ingredients:

- 1 1/2 cups water
- 2 tsp or 2 cubes of chicken bouillon
- 1/4 cup lemon juice
- 4 fl oz white table wine (optional)
- 2 Tbl drained capers
- 1 tsp minced garlic
- 2 cups sliced zucchini
- 5 Tbl Parmesan cheese (shredded)
- 16 medium to large raw sea scallops (rinsed and placed on paper towels to dry)
- 1 Tbl coconut oil
- 1/4 tsp garlic salt (I prefer Lawry’s)

Directions:

Chop or spiralize zucchini, set aside. Using 2 or 3 quart pot, add water, chicken base, lemon juice, wine(optional), capers and minced garlic. Bring to boil and add zucchini. Cook for 10 minutes on medium-low temperature, or until zucchini is tender. Sprinkle most of the Parmesan cheese (save some for garnish) into the zucchini, stirring gently, to help thicken the sauce.

Heat coconut oil in skillet until a drop of water sizzles, sprinkle garlic salt into the oil, then place dry scallops into the pan. Cook for 2 minutes on medium heat then turn and cook for 3 minutes. Turn heat off.

Using tongs, place a serving of the zucchini pasta onto a plate then top with scallops. Sprinkle with some of the remaining Parmesan cheese, serve with a beautiful spinach salad and you have a healthy, fabulously tasty dinner!

Kau Kau recipes are contributed by folks who are connected to Makena Surf, whether living, working, or visiting. Contribute your favorites and one day you may see them in a Makena Surf cookbook! Contact pencedusty@me.com.





ANNUAL HOMEOWNER'S PARTY

The annual homeowner's party was lovely, with great food, ambiance and music.

Mahalo to Cathy Imwalle, E-303, for orchestrating a delightful evening!



likely done everything there is to do on Maui, but they still manage to keep busy. In the early years they jogged, golfed and snorkeled. Mal served on the Makena Surf Board from 2000 to 2010 and again in 2015.

These days they are inclined to relax more and to spend time at the MACC and the Iao Theatre. Dining out is a favorite pastime too, so of course I had to ask about their favorite restaurants.

“Mama’s,” they said, “but only for lunch, and The Restaurant, that’s the new name for Capische; Nicks Fishhouse, Lahaina Grill and Gerards.”

Those places all sound good and I am hungry for fresh seafood just thinking about them, but having heard about that four-week cooking school, I wonder if I might prefer to dine at Chez Florence!

Editors Note: A few weeks after we sat down for this interview, Florence was diagnosed with lung cancer and the Johnsons left Maui to return to Michigan. They are seeing doctors at M.D. Anderson in Houston and hope to have a plan of action in the next week or two. For now, their time is spent fighting the fight of their lives. “It is all we are focusing on right now,” Mal said.

MALAMA-GONSALVES continued from Page 9

that might have to go, an areca palm that was being cut down to give sunshine to the south herb garden and the site of a proposed new greenhouse. He was especially excited about the greenhouse, as the crew has begun experimenting with collecting seeds and establishing cuttings so

that Makena can produce new plants on property instead of buying them!

One project visible to everyone is the work the crew has done to make our trash buildings attractive. Mark explained that the vines will eventually be adorned with orange and purple flowers. The ferns will cover the mulch and the drip lines, creating a beautiful landscape feature.

Mark grew up at Ho’okipa, near the old Maui School. His grandmother grew up in the same area, back when Ho’okipa was a Catholic-Portuguese plantation town. His maternal grandmother’s heritage is a mix of Portuguese, Filipino, Chinese, Hawaiian, Cherokee, Puerto Rican, and some they don’t know about.

“Grandma married someone from the Mac truck family, but he went to war, met someone else and never came back.”

His paternal grandfather was Bernard Au Sr, a homebuilder. When Au died, his attorney found a way to take Grandpa’s houses and give them to her own children.

“Grandpa had enough houses so each of his kids had a place to live, but after he

MALAMA-GONSALVES, continued on Page 12



Turning the trash building into a lovely landscape feature!

Foamseal opened their first plant at LaPeer (pronounced “Lapper”), Michigan to be close to a major customer.

With LaPeer as their business base, it made sense to live there. But living in LaPeer wasn’t just good for business. Mal and Florence bought a home on Lake LaPeer, a 350-acre lake that accommodates everything from swimming to jet skis. It was a great place to raise their sons and Mal and Florence love their adopted home. The fishing is good, too!

“We’ve lived there long enough to be considered *almost* natives,” Mal said.

Today, Maui is as much their home as Michigan. In 1995, Mal and Stan sold Foamseal to Illinois Toolworks and in 1998, Mal and Florence purchased their own Makena Surf unit: not F206, as they had dreamed, but right next door in F205!

Florence and Mal are on island December to May. When their grandsons Riley, Eric and Kevin were small, the Johnsons stayed in Michigan through Christmas, but

Mal Johnson is in his element, fishing on Lake Lapeer with his Brittany Spaniel, Hunter. Florence tells us that in the summer all you have to say is ‘boat ride’ & he is at the door in a flash. Hunter, that is...not Mal...at least we think that’s what Florence meant.



Photo by Florence Johnson

now they spend the holidays in Maui.

Maui holidays aren’t lonely though, thanks in part to 14-year-old Noelani, the granddaughter of Mal’s long time high school pal Bob and wife, Shirley. Bob and Shirley’s daughter, Claire, married a wind surfer and settled in Paia. Mal and Florence are Godparents to Noelani. They are delighted to have a hanai family on Maui.

Of course, their sons and daughters-in-law Brian and Melissa, Steven and Sherry and Thomas visit often, as do the three grandsons. Most of them love to hunt and have bagged pheasant, axis deer, sheep, goats, even a small boar.

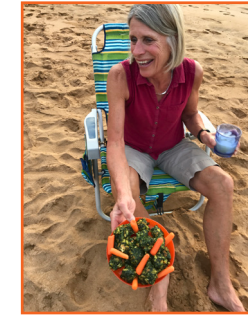
Florence once asked the grandsons if they still want to come back to Maui. “After all,” she said, “they have done everything there is to do here. But they just stared at me. They couldn’t imagine *not* coming.”

Of course, Mal and Florence have also



SUNSET SUNDAY

In the last newsletter we told you how Bill and Carol Papsco instigated Sundays on the beach at Makena.



Even before they bought their Makena Surf unit, Bill and Carol were spending Sunday evenings on Chang’s beach watching the sun set. As owners, they continued the tradition, inviting their neighbors to join them.



Today, on any given Sunday, you might find two, ten or twenty Makena Surf owners and guests sharing snacks and sipping their favorite beverages as the sun goes down.



If Steve Mannschreck is there, you will also hear arguably the best conch shell salute on the property.

The photos on these pages were taken one Sunday in March by Susan Mattinson and a passing guest.

up Noho

Nā po'e i Noho Mai Makena Mai
(The people who live at Makena Surf)

Malcolm and Florence Johnson married in 1965 and honeymooned at Maui Lu Resort in Kihei—but twenty years would pass before they returned to Maui and stayed at Makena Surf, in Unit F-206. That very first visit to Makena Surf, the couple fantasized about buying F-206 should it come up for sale. They returned a few years later, and soon a stay at Makena Surf became an annual event—mostly in Unit F-206.

Mal and Florence met when he was an engineer and she a receptionist at Bendix Aviation in Southfield Michigan. Bendix was fine, but Mal was bred to be a business owner. His father had started an electric parts shop during the Depression, with two employees and Mal, who was paid only in on-the-job-training.

As a young man, Mal was always considering ways to start his own business.

“It was never really a question,” he said. “I just thought that’s what you are supposed to do.”

Before long Mal was approached by his stock broker, Stan, who had an idea of his own. Stan recognized a market niche in the polyurethane industry, and approached

Mal & Florence Johnson

by Dusty Pence



Mal, who had been working with polyurethane foam on space contracts.

Soon they had their own business, Foamseal, formulating chemicals for specific polyurethane applications. Foamseal developed formulas, sold equipment to make the foam and trained customer staffs.

Everyone helped with the business! Stan was responsible for Sales and Marketing, supported by his wife, Dorrie, who developed the printed materials. Mal handled manufacturing and operations, while Florence juggled three little boys, answered the business phone and kept the books.

Mal and Florence did a lot of entertaining for friends and business associates. Entertaining came naturally to Florence, who loves to cook. Mal once sent her to Johnson & Wales in Rhode Island for a two-week cooking class. Florence loved it so much that she stayed two more weeks!

NOHO-JOHNSON, continued on Page 10

up Malama

Nā po'e i Malama Mai Makena Mai
(The people who take care of Makena Surf)

Landscape Foreman Mark Gonsalves came to his career as many do—quite by accident. Mark mowed lawns as a boy, but never saved his money—a typical boy, he used it all to buy action figures.

His first job out of high school was at Pacific Landscaping; next came Terminix, where he took classes in the use of chemicals, then on to Uproot Landscaping. There he started thinking seriously about landscaping as a career and moved on to be a crew leader at two more companies.

“I want landscape to be my career now,” he said. “I have a chance to learn a lot from Elizabeth. I’m reading at home, trying to learn as much as I can.

“I want to minimize the chemicals we put in the ground, reduce runoff to the ocean. I feel bad when I use something that hurts the ocean or the soil. Chemicals kill bad bacteria, but also good bacteria that helps plants grow.

“We’ve been spraying the hibiscus along Alanui with water once or twice a week, to wash off the salt that’s damaging the hedges. And the water helps reduce pests;

Mark Gonsalves

by
Dusty
Pence



aphids don’t like water! We spray with oil too, every 14 days. The plants are getting greener already.”

As foreman, Mark appreciates being involved in the decisions. When the landscaper responsible for A building left Makena Surf recently, Mark and his crew suggested that he not be replaced. Instead, the crew opted to work together at A Building on Mondays to get the work done.

**“NOW I LOVE MY JOB.
NOW I HAVE A CAREER.”**

“We like to work together,” he said. “The work goes faster. It’s tough when we leave something undone to handle an emergency. That’s my weakness, keeping track of unfinished projects.”

Mark walked the property with me, showing me the new lilikoi vine on Chang’s fence, a lemon tree sapling, a mango tree

MALAMA-GONSALVES, continued on Page 11