

TERMITE MITIGATION COMMITTEE

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SITUATION

Kanaloa at Kona is a wooden condo structure built in 1980s (approximately 40 years old). Termites have been active on the property for over a decade. In the past year, all the buildings were inspected on the outside by Terminix with >90% showing some degree of termite activity. Only areas accessible with a ladder were inspected - the full extent of termite activity on the upper portions of the 3-story buildings as well as the eaves of 2-story buildings is not known, although termite activity has been noted from adjacent lanais.

BACKGROUND

Recent activities have shown dry wood termites and there is historic evidence of ground termites which are considerably more invasive and destructive. The Kanaloa at Kona AOA is responsible for the outside of the buildings as well as the common areas; homeowners are responsible for any damages and treatments within their units. Termite treatment is not currently part of the reserve study, nor are repairs from termite damage; implementation of a termite plan may require either special assessment and/or incremental contributions to homeowner monthly dues.

ASSESSMENT

Many homeowners have done significant due diligence to understand various treatment options. Additionally, there is great variability in what owners see notice and report given housekeepers or guests may clean up frasse and the owner would never know. Structural termite treatment is an ongoing maintenance process - not a one time fix.

The termite committee has determined the best thing for the Kanaloa at Kona community is to implement the following plan. We solicited three bids for tenting (Terminix, Aloha & Bowman); Bowman gave the lowest price as well as the only one with a guarantee (5 years). The results are summarized here:

Financial Impact

Proposing a 2-year refumigation guarantee followed by 1 year of spot treatment package; note this proposal may change given the extended planned phasing approach:

4 year plan, 9-10 buildings per year	Average cost: \$51.59/unit/month/year
5 year plan, 7-8 buildings per year	Average cost: \$41.27/unit/month/year
6 year plan, 6-7 buildings per year	Average cost: \$34.39/unit/month/year

RECOMMENDATION

- Budget for starting property wide program starting in January 2024 over 4-5 years to complete and will be part of ongoing reserve allocation;
- Property and communication plan to be fully developed / completed by November 2023; anticipate tenting to begin spring 2024;
- The scope of the committee be extended to evaluate options for determining existing hidden termite damage in a minimally intrusive manner to establish an estimate of remediation costs;
- The scope of the committee be extended to evaluate materials and standards or recommendations for ongoing repair, maintenance and remodel with a goal of reducing future exposure to termite infestation;