

ASSET PROTECTION PROGRAM FOR COMMUNITY ASSOCIATIONS

1 Review and analyze the Association's governing documents to determine the Association's maintenance obligations:

- CC&R's, articles and bylaws
- Definition of developer control period
- Budgets and reserve studies
- "Trigger" dates for statute of limitations purposes

2 No-cost defect investigation by qualified contractors, architects and engineers:

- Visual inspection and forensic testing of exterior waterproofing including roofing, building envelope, windows, sliding glass doors, and lanais
- Engineering inspection of site civil, geotechnical and drainage conditions
- Mechanical, electrical and plumbing inspections by specialty contractors
- Inspection, maintenance and repair of high-risk components

3 Board meeting with experts and attorneys to present:

- Results and findings of the defect investigation
- Fiduciary duty of Board to take action
- Legal options and attorney recommendations
- Service of claims notice to stop statute of limitations
- Working cooperatively with the builder to resolve the claims

KEVIN CANTY - KCANTY@CANTYASSOCIATES.COM

500 ALA MOANA BLVD., SUITE 7400

HONOLULU, HI 96813

TEL: (808) 543-1154