



Community Town Hall Meeting

Topic: Koko Isle Revitalization Plan 2017

Koko Isle Revitalization Project: Our Koko Isle Revitalization Project 2017 kicks off with a Town Hall meeting hosted by Architects Hawaii Limited! The purpose of our Community Town Hall meeting is to allow Owners the opportunity to contribute ideas and thoughts for consideration in the development of a comprehensive Koko Isle Conceptual Community Master Plan.

Our Community Town Hall Meeting is scheduled at Koko Isle Club House on the date below:

Thursday, April 27th, 2017 from 4:00 pm – 8:00 pm

Project Background / Description/ Goals:

Our 124-unit townhomes of Koko Isle is a special island community. However, the buildings are 49 years old and now showing signs of deterioration and in need of modernization efforts to correct maintenance issues, update exterior building materials and aesthetics, increase energy efficiency, replace old and worn interior and exterior components such as sewer and plumbing, increase safety and visibility, and reduce maintenance costs.

Our proud community that was able to thrive for 50 years has not been able to withstand the economic pressures of today's markets nor remain relevant with new developments in Hawaii Kai.

To build its brand and upgrade its facilities, Koko Isle needs to call on the entrepreneurial spirit of its Owners to focus their energies on community regeneration and beautification with the end-goal of bringing the Koko Isle experience to life and to increase property values with contemporary and culturally sensitive assets.

Over the next few years we have many capital improvement projects scheduled to be funded and projects to be kicked off. Your Koko Isle Board of Directors determined to make the best decisions possible decided to invest in professional guidance from industry experts in real estate development, community revitalization, architecture, and community improvements to help ensure our investments are implemented correctly, wisely, and adds value to our Koko Isle Community.

Over the next 5 years, we are currently scheduled to invest about \$4.2M in capital improvements that includes replacing all our main roofs, re-paint for all 24 buildings, club house renovation, railing replacement, replace community boat dock, replace club house and pool furniture, update irrigation systems, pool retiling, replace street & walkway lights, and re-cover carport aprons with asphalt or pavers.

Thus, the purpose of the revitalization Master Plan is to synchronize our renewal investments to reflect a comprehensive coordinated professionally appealing project plan that allows the community to select what we want to look like over the next 20 years and to allow Boards and Committees to make informed coordinated decisions working towards achieving the Master Plan's buildings, landscape, and amenities resulting in increased property values and community life experiences.

However, we need a partnership to make this a reality. It is prudent to give future Koko Isle Boards a technically sound and professionally developed road map to follow.

After an extensive search, the Koko Isle AOA Board of Directors selected Architects Hawaii Limited (AHL) to help guide us through this journey. AHL and Community Owners will come together to design a revitalization plan which is effective, implementable, inspiring, and sustainable.

The project will be completed in 2 phases. The request for proposal and creation of the Koko Isle Conceptual Master Plan addresses the first phase of the project. The second phase will be execution per the terms of our Reserve Plan under the guidance of the newly created Revitalization Plan 2017.

In the first phase, Koko Isle will develop the community revitalization plan with the objective of complementing the core investments already delivered such as the Endwood Vinyl Fencing by Enduris in Sable color and Abbotsford Concrete Interlocking Pavers in Indian Summer color.

The revitalization plan will also consider the suggested enhancement specifications discovered by meetings with the Koko Isle Community, AOA Board Members, Building & Grounds, Landscape, and Club House Committees or discovered through on site visits.

We are asking each Koko Isle Owners to take this opportunity to contribute your ideas and thoughts to our host Architects Hawaii Limited, or to one of your Committees, Landscape, Club House, and Building & Ground Committee Members.

The goal of developing a Revitalization Plan is four-fold:

- 1. To create a community Conceptual Master Plan to synchronize our renewal investments to reflect a comprehensive coordinated professionally appealing project plan that allows the community to visualize and select what we want to look like over the next 20 years.**
- 2. Allow the community, through AOA Leaders and Committees to make informed coordinated decisions that simplify work toward achieving the Master Plan's buildings, landscape, and amenity upgrades.**
- 3. Ensure property values and the future marketability of Koko Isle real estate remains competitive.**
- 4. Expand awareness of how a long-term revitalization plan enhances the economic, cultural and contemporary lifestyle elements that create the "Koko Isle experience" Owners enjoy.**

The Board understands that there are many potential directions for a project of this magnitude and appreciates your patience and cooperation.

Thank you in advance for your thoughts and contributions!

To help describe the process, attached are 4 Process Flow Diagrams that maps the journey we are about to embark!

Please feel free to contact the Resident Manager if you have any questions at 808-395-3355.

Thank you,

The Koko Isle AOA Board of Directors

Vince Dydasco

Resident Manager, Koko Isle AOA

Frequently Asked Questions:

a. When will the project begin?

Answer: Kick Off Town Hall Meeting, Thursday April 27th, 2017 and construction of various projects sometime this summer of 2017.

b. What is the Koko Isle Revitalization Project?

Answer: The Koko Isle Revitalization Plan 2016 is a project to create a community Conceptual Master Plan to synchronize our renewal investments to reflect a comprehensive coordinated professionally appealing project plan that allows the community to visualize and select what we want to look like over the next 20 years.

c. How can Owners prepare for it?

Answer: To prepare for the project, please brainstorm, collect, and submit any ideas that you would like considered to help Koko Isle maintain its aging facilities, improve its appeal in today's real estate market and most of all increase its property values! Ideas include: Outdoor exercise equipment, deck extension around pool area, repair sauna, landscape design, lighting considerations, color palette for exterior paint, color palette for main roofs, etc.

d. Who is hosting our Community Town Hall Meeting:

Answer: Architects Hawaii Limited (AHL) Emile Alano, AIA, LEED AP, Vice President & COO
Tom Rudary, AIA, LEED AP
Nathan Saint Clare, AIA
HHF Planners (Landscapers) Rick Quinn, ASLA, LEED AP, Certified Arborist, Principal
Tomoko Naka, Landscape Designer