

August 2015



Board Shorts

Board of Directors Vacancy Filled

Johanna Mason, Board Director resigned last month from the Koko Isle AOA Board, as a result, we would like to welcome Jim Harbour as the newest member of our Koko Isle Board of Directors. The Board appointed Jim at its August Board meeting. Jim has a wealth of experience to contribute. His experience includes, Manager, Accounts Payable, Atlantic Southeast Airlines; Owner, Lawn Craftsman, Professional Landscape Company; Director of Landscape Operations for Southern Investment Properties; Leasing Agent, Post Apartment Homes, based in Atlanta and even Resident Manager here at Koko Isle from 1990-1992. Jim is currently Aflac, Inc's Market Director for Hawaii and Guam. Other experience includes Terms as President and/or Director on several Condominium and Homeowner Associations for properties that he owned in Florida.

Registration Forms

We are still missing many Registrations and would appreciate all units submit as soon as you can. If you need a Registration form, you can pick one up at the Resident Manager's office or we could email a copy or drop one in your Koko Isle mail box.

Fencing Project

The Fencing Project remains in legal review, however, our permit requests are in process. Again, in preparation for the project, please keep working on clearing the area around your grape stake fencing and removing any obstacles that could interfere with or delay the installation. We will be notifying residents soon who may have plants or construction that will need to be removed prior to installation.

Oceanic Time Warner Cable TV: The board voted to extend our contract with Oceanic Time Warner Cable services. Our new contract includes reduced rates, moving from 63 standard channels to 318 channels from the included HD Entertainment Pak and Showtime, as well as a free cable box. Additional incentives are available such as Internet for \$29.99 for 60 months and Free DVR for 24 months, Oceanic Time Warner will be sending implementation notices to each resident within the next two months.

Save the Date: Saturday, Aug 15th, 2015, 5:00 pm, Koko Isle Pool Party and BBQ Potluck.

Bulk Pick Up: Wednesday August 26th, 2015

Maintenance Updates

Irrigation System: We are glad to report that we have stopped all known major leaks throughout our irrigation system. Just a few more technical plumbing requirements to overcome and we will seal up the main control station now exposed in our central park area.

Roof Maintenance: Rainbow Roof completed our 2015 Reserve Roof repairs.

Coconut Tree Trimming: We trim our coconut trees every 6 months. Coconut tree trimming is next scheduled for 17-21 August. Please be aware that trucks and other heavy equipment will be parked on the roads. Please proceed with caution. If you are interested in having this team cut your private area trees, attached is job request form you can drop off here at the office or email to Tom at Island Quality Landscaping. You can also call directly at 384-8555 to schedule an evaluation and quote.

House Rules Reminder: Page 29, TREES, PLANTS AND OTHER VEGETATION

1. Privacy Area Vegetation

- a. All trees, plants and other vegetation shall be carefully cut, tended, watered, fertilized and/or otherwise cared for so as to present an attractive appearance.
- b. No tree, plant or other vegetation shall touch any part of any building on Koko Isle unless approved by the Board.
- c. The root system of every tree, plant or other vegetation shall be monitored to determine its adequacy (to avoid toppling, such as in a windstorm) and its extent (to avoid damage, such as to pipes, pavement or block walls, etc.).
- d. Outdoor areas must be free of standing water (water fountains, pots, tires, etc.) where mosquitoes can breed.
- e. All trees, plants and other vegetation shall be cut, pruned, contained or otherwise controlled or cared for so that no common element or limited common element is damaged, interfered with or detrimentally affected in any way.
- f. Any tree, plant or other vegetation which damages, interferes with or detrimentally affects any common element or limited common element, or which has the significant potential to do so, shall be removed at the direction of the Board.
- g. The persons responsible for any tree, plant or other vegetation shall be liable to the Association for the full amount of any damage and/or liability incurred by the Association which arises out of, relates to or is connected with the presence of such tree, plant or other vegetation.

Landscape Maintenance: Please note that our landscape contractors will be improving their service by weeding and clearing undergrowth in areas around buildings and carports. Specifically:

- a. Clearing undergrowth from around and below all carport fences. This is in preparation for our fencing project.
- b. Removing old planters around fences. There are a few old planters around the island that do not appear to be owned. If you have planters on common elements, please remove them or coordinate its disposition with the Resident Manager.
- c. Clearing undergrowth from around our buildings. Please be aware that this will require our workers to be working very close to our home and window areas.
- d. We will be removing plants and trees that may potentially damage our buildings and facilities either from root intrusion or overgrowth.

Neighborhood Safety Awareness

We have all seen the increase in visitors and guests on Koko Isle. Below is a list of last month's most commonly violated House Rules:

No over night parking without a parking pass. Passes available at the Resident Manager's office.

No Parking in Reserved Parking Stalls.

No food or drinks or toys allowed in the swimming pool area.

No climbing any trees on the island and/or damaging plants.

No riding bicycles through or on the Center Park walkway or area.

No diving, swimming, or loitering off the Koko Isle Boat Dock.

- a. Residents may use the Association community dock, in the boat yard area, for no more than one hour at a time for the purpose of mooring, loading, unloading, launching, and recovery of boats.

Residents must clean up after using the Club House. We have users of our Club House leaving trash, drink bottles, bottle caps and the area in a general mess. Please Kokua.

Please remember to advise your guests on Koko Isle House Rules, police courtesy, and safety requirements of our community.



**WE WILL BE
CLOSED ON
LABOR DAY**

Please note, the Resident Manager's office will be closed on Sept. 7th, 2015 for Labor Day.