



BOARD SHORTS AOAO KOKO ISLE July/August 2012

Board vacancies: The Board is pleased to announce two new Directors who were appointed at the July 16, 2012 Board of Directors Meeting. These Directors fill the two vacancies which were created as a result of the resignation of Cal Lum and Rich Cozzo.

The new appointees are Johanna Mason (819) and Gene Vosberg (205).

Your new Director administration effective July 16, 2012 is:

President Vince Dydasco	Vice President Judith Mackenzie	Director Rita Cammalleri
Treasurer Greg Mau	Secretary D. Diane Ackerson	Director Cathy Painter
Director Debra Deshais	Director Gene Vosberg	Director Johanna Mason



CHAPTERS FROM THE JULY 2012 BOARD OF DIRECTORS MEETING

Chapter 1. Roadway Repairs Update: The Board President and Resident Manager have met with several asphalt contractors and have obtained bids to completely redo the asphalt of the roadway aprons/driveways. Many contractors have observed that the main roadway is in good condition so the Board will not be focusing repair/replacement efforts of the circle. In an effort to make efficient progress, the Board may first make a decision to repair the areas needing urgent attention; this includes those blocks where flooding occurs as well as those areas where there appears to be most damaged. Eventually, the Board will make a decision to replace the material on the roadway aprons via asphalt or with pavers. Pavers will be used as option only if the Association approves this type of material. Please be assured that sufficient and adequate research will be conducted before any determination of materials is made. Research may include the following: Obtaining engineering reports and/or drafting of specifications, utilization of professional opinions and if required, obtaining legal guidance from the Association's legal counsel.

Chapter 2. House Rule Language Change: The Board voted to revise the language in the House Rules under Section S, Paragraph 1. Specifically, the Board adopted a policy about how rule violations are to be issued along with a set fine schedule for rule infractions. By now, each owner should have received a revised copy of the House Rules, Section S. As a reminder, please ensure that update your binder containing the House Rules and also give your tenants a copy so that their version of the house rules are also correct and up to date.



Chapter 3. Individual Unit Flat Roof and Sloped Roof Repairs: At almost every Board meeting this year, the Board has been approving contractor proposals for repairs to the individual flat roof and sloped roofs of those owners who have advised that their roofs are leaking. Sometimes, it takes at least a month to schedule the contractor to come in and make repairs. If you have contacted the Resident Manager about a roof leak, and the leak has been verified, please be patient while arrangements are made to repair your roof.

REMINDERS!

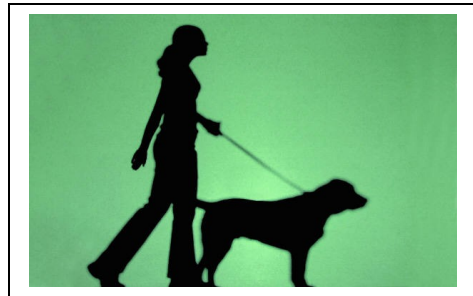


HOUSE RULE VIOLATION & ENFORCEMENT



House Rules are strictly enforced and apply to everyone. Many residents should be reminded that the following are house rule violations and could result in the issuance of a fine:

A. Carports. Carports need to be clean, clear and tidy. Please refer to the House Rules Section I for complete edification.



B. Pets: Owners and residents are reminded that pets must be in the control of their owner(s) at all times. Pets are allowed into the common areas only with a leash. The leash should allow for extension if the owner can't immediately take control of the pet. Recently there have been incidents of loose dogs, dogs biting people and dogs biting each other. Please be aware

the Association has a zero (0) tolerance when it comes to pet violations especially those where a biting incident occurs and/or the pet is found loose on the property. Please refer to Section K of the House Rules for a complete list of the rules pertaining to pets.

C. Common Element Grounds. Please remember that the Association walkways and grounds are common elements. Therefore, no one should be playing inside the central park garden nor should anyone be found littering anywhere on the island, i.e. roadways, walkways, bridge, clubhouse, pool, etc. All walkways should remain clear. Owners and residents should not obstruct the walkways with anything. It has been brought to the attention of the Board of Directors that certain areas of the grounds and walkways are not clear. Please also be aware that the walkways to into each unit should remain clear and clean.



Resident responsible landscaping should also be trimmed and your landscaping maintenance kept up.

UNIT ALTERATIONS

Again we have to remind residents to refer to the House Rules, Section P which explains in detail the process for home renovations/alterations. (Further information may be found in the Association's Restated By-Laws and Restated Declaration.) Koko Isle governing documents are very clear that a PRF is needed before ANY work in units is begun in order to maintain the physical/structural integrity of our units and laws of our documents. **Approval by the Board is needed in many circumstances.** Your kokua will make the process much easier.



PATIENCE PLEASE!!!!

The Board wishes to inform everyone that your concerns and questions are of the utmost importance. However, please have some patience. Often times, the Resident Manager may not be able to provide you with the information you feel may feel is urgently needed, i.e. approvals for PRF requests, answers from the Board prior to the Board having a meeting. Please know that the Board of Directors, Property Manager, and Resident Manager makes every attempt to answer questions and concerns promptly. However, there may be a delay in receiving and/or providing an answer to your specific question. In these cases, please be patient with us. You can be assured that your concern will addressed within timely manner. Thank you!

CONTACT INFORMATION & RESIDENT CONCERNS

Please contact our Resident Manager Roland Merritt at the office or call (808) 395-3355 with your concerns, questions or comments. If unable to address them he will forward to the BOD or appropriate party. In urgent situations you can also contact Property Manager Sara Smith-Kaya at (808) 566-4100. Other issues by Owners should be addressed to the BOD through Sara@TouchstoneProperties-Hawaii.com or mail to Touchstone Properties, Ltd. 680 Iwilei Rd. Suite #550, Honolulu, HI 96817.



Please REMEMBER to sign your letter with your name and unit number. The Board will not act on anonymous letters.