

We're going to have a "Talk Story" Session about paving at **5:00 pm on Sunday, September 11th** at the clubhouse. We'd encourage everyone to attend.

## Electrical Pedestals

Our electricity comes in underground on the island.

It is metered at the electrical pedestals, those tall green boxes. After the meters, the power lines go back underground and then up into your unit.



These boxes need repair and refurbishment, and HECO has to turn off the power so that our contractor, Siu's Electric, can work on the boxes. In some cases, it has been a matter of tightening the connections, in other cases; we have had to change out circuit breakers. This project is funded by our reserves, and will end up costing us about \$100,000. The alternative to replace with new equipment was about ten times that amount. Rick will notify the residents in the area of the power outages when they occur. They will last about 5 to 7 hours.

## Declarations and By-Laws

A condominium like ours is established with a Declaration of Condominium Property Regime, which defines the common and limited common elements and describes what an apartment consists of, while the By-Laws define how the property will be run.

**When changes are needed to these documents, owners must vote positively to change them. Sixty seven percent of owners must approve.**

When there are several approved amendments to either document, they can be "re-stated" so that only one document exists, by merging the amendment language into the base document. When re-stating documents, language which no longer applies due to changes in the law can also be struck.

The Board voted to re-state the documents to merge the current amendments into the Declaration. This will not take effect until the owners vote on some additional amendments. There are nine new

amendments that will be mailed to owners for a vote. They are (1) extends rental periods from 30 to 90 days, (2) deletes section E.6 of the Declaration, (3) clarifies the insurance section to state that owners are liable for their exclusive use areas, (4) Changes the Declaration paragraph K regarding condemnation (5) changes the Declaration paragraph L regarding uninsured casualties, (6) Declaration M.2 regarding docks, (7) amends the bylaws with regard to number of pets, (8) Interpretation of By Laws, and (9) referring to waiver. These amendments will be mailed to owners soon.

This is just an overview. The changes will be explained in detail in the ballot that's sent out to owners.

## Save-the-Date List

### Talk Story Session

*"Paving"*

Sunday, September 11, 5:00 pm

### Next Board Meeting:

Monday, September 19, 6:00 pm



**KokoiIsle**  
ASSOCIATION OF APARTMENT OWNERS (AOAO)