



# BOARD SHORTS – JUNE 2012 KOKO ISLE

## 2012 ANNUAL MEETING

Aloha Koko Isle Owners and Residents. Our Annual Meeting was held on March 19, 2012. Thanks to all who attended and/or all who turned in a proxy to ensure a quorum. Five new Directors were elected.

Your new Board of Directors for the 2012 -2013 administration 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 Rich Cozzo	Director Vacant

Resident Manager Roland Merritt

Property Manager Sara Smith-Kaya (Touchstone Properties, Ltd Managing Agent)

**Board Vacancy:** Cal Lum has recently resigned from the Board of Directors (BOD) creating a vacancy. A flyer was recently sent to all owners encouraging volunteers to serve on the Board. The Board will appoint a new Director soon who will serve until the Association's 2013 Annual Meeting.



## LOOKING FORWARD

Your newly elected Board has been diligently working to ensure that everyone's investment at Koko Isle is protected, maintained and value enhanced. Currently, priority focus is on

**A. Roadway/Parking Apron Repair Project:** The Board is exploring methods of repair and costs of asphalt repair/replacement with special attention to flooding apron areas to include the drafting of specifications and maximizing ways to ensure cost consciousness and providing for maximum useful life.; also of major consideration.

**B. Roof Replacements:** Proposals are currently being solicited for some needed roof replacement. On going maintenance issues are being addressed.

**C. Web Page:** We're enhancing our website at [www.kokoisle.net](http://www.kokoisle.net) and are positive you will enjoy the added improvements.

**D. Project Documents:** Your Board is on a mission to update and reorganize these important documents.

In closing but certainly not lastly, please be aware that at the April 2012 Board meeting, the BOD voted to SUSPEND the vinyl fence replacement project for now due to the more urgent needs of the roads and roofs.

Also effectively immediately, there is a TEMPORARY moratorium on approving future solar and PV installation requests. More research is needed to update installation guidelines due to concerns over the integrity of the roof when panels and other components are installed.

As always, your Board will continue its efforts and fiduciary duty to ensure that everyone's investment at Koko Isle is protected, maintained and the value enhanced.



## REMINDERS!



### OWNER/RESIDENT REGISTRATION

Each owner is reminded that the Association **must have** current contact information including the name of each owner and a current contact number. For off island and out of state owners, please know that state law mandates you must have a local designated party residing within the state of Hawaii to handle the affairs of your unit whether rented or not. This may be in the form of a rental agent or other locally designated contact person. ALL tenants must register with the Koko Isle Resident Manager. Information provided will remain confidential used exclusively for Association business purposes such as emergency situations. PLEASE KOKUA!!!!!!



### HOUSE RULE VIOLATION & ENFORCEMENT

House Rules are strictly enforced and apply to everyone. The Resident Manager has full authority to enforce them and to issue violations. The HR's are established and necessary to preserve the common elements and to promote a harmonious atmosphere of goodwill among the community. The House Rules apply to everyone! Owners and/or Rental Agents must ensure that their tenants have a copy of the House Rules and have read them. .

### UNIT ALTERATIONS

To simplify any and all alterations to any unit, please 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.



## CONTACT INFORMATION & RESIDENT CONCERNS

Please contact our Resident Manager Roland 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](mailto: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.

### COMMUNICATION; A KEY ISSUE OF IMPORTANCE

On behalf of the Koko Isle Board of Directors, it is the goal of the Board to promote open communication and an atmosphere of transparency in all Board actions. It is the intention and commitment of the Board to publish a



monthly newsletter communication to the owners and residents each Board meeting and a best effort will be made to do so.

Owners are always welcome and encouraged to attend the monthly Board meetings presently the third Monday of the month at 6:00 p.m. (subject to change when needed). You are also encouraged to become involved with your community and volunteer to serve on one of the many Board Committees.

Lastly, the Board thanks you owners for your participation, your opinions, and constructive criticism for continual improvements.

On behalf of the Koko Isle Board of Directors and Touchstone Properties, Ltd., thank you for making the island of Koko Isle one of the most special and premiere properties where we all live.