



March 2017



Board Shorts

CONGRATULATIONS AND WELCOME TO OUR NEW KOKO ISLE AOA BOARD OF DIRECTORS

President's Message: Attached is the President's Message for the Board Year 2016 that was presented at the March 20th, 2017 Koko Isle AOA Annual Meeting.

Board of Directors for 2017:

President, Robin Jones
Vice President, David Tiller
Treasurer, Greg Mau
Secretary, Jerry Stabile
Director, Lewis "Buddy" Morris

Director, Jim Harbour
Director, Doug Seifers
Director, Judy Mackenzie

We welcome new Board Member Jerry Stabile to the team and we Thank all Board Members for volunteering and committing their time to improving the community of Koko Isle. As an update, Wendy D'Innocenti, who was elected to the Board at the Annual Meeting had to withdraw due to conflicts, however she has volunteered to get our Social Committee back up and running.

COMMITTEES:

- a. Building & Grounds Committee: Chair David Tiller, Greg Mau, Doug Seifers, Jim Harbour. Review buildings and grounds and recommend design criteria for revitalization plans.
- b. Clubhouse: Design of facility upgrades, new furniture, new railing, and prepare recommendations for implementation/purchase in 2017. Chair Robin Jones.
- c. Landscape: Review landscape plans, recommend landscape theme and design criteria for revitalization plans. Chair Jim Harbour, Robin Jones.
- d. Safety Committee: Recommend and review safety issues. Chair Buddy Morris.

Koko Isle residents are encouraged to volunteer joining any of our committees to help improve our community.

COMMUNITY UPDATE:

Save the Date: Koko Isle Community Town Hall Meeting planned for Thursday April 27th, 2017. As described in the Presidents Message attached, we are embarking on a coordinated community effort to create a community Master Plan that will synchronize our renewal investments to reflect a comprehensive professionally appealing project that allows the community to help plan what we want to look like over the next 20 years. Architects Hawaii Limited will host our first Community Town Hall Meeting to allow the Community, AOA Leaders and Committees to brainstorm, collaborate, and share ideas to allow for coordinated decisions that will simplify work towards achieving our Master Plan's buildings, landscape, and amenity upgrades to ensure property values and the future marketability of Koko Isle real estate remains competitive. More information on this progressive plan to follow before the April 27th meeting.

Maintenance Fees: As you recall, we submitted an insurance claim for wind damage that happened a year ago and we recently were awarded settlement by our insurance company to replace the pitched roofs. We had previously planned on spending 1.2 million on reroofing our sloped roofs with less expensive materials in 2021 due to our expensive Nature Guard roof materials failing sooner than its warranted lifespan. As a result, we will be replacing our second floor pitched roofs this year and will save the 1.2 million that was to be paid out in 4 years while maintenance fees stay the same for 2017.

This major event was why we felt it necessary to delay processing our budget and reserve study as confirming the successful claim allows us to pay for the smaller project upgrades and more appropriate budget planning.

Preparation for Roof Replacement: In preparation for replacing the pitched roofs, owners need to prepare in two major areas. First, those owners with Solar or PV equipment on the second floor pitched roofs are responsible to coordinate for the removal and re-install of your equipment to allow the AOA to replace the roofing material. Secondly, those owners with storage in attics need to prepare to have stored items removed or covered to protect from exposure and dust/debris during the replacement process. More guidance on both these and other issues soon to follow.

Pest Control: Rats continue to invade Koko Isle. Hoxie Termite & Pest Control has doubled their eradication efforts in servicing Koko Isle. As requested earlier, each resident needs to do their share in helping to eliminate the rodent problem. Please set your own traps and or call Hoxie for assistance. Residents are offered a discounted price of \$83.77 including tax for General Pest Control Services for individual units. To schedule individual services, call 808-262-5321.

Carport Inspections March 9th, 2017:

Unfortunately, we had to issue 14 Carport Storage/Cleanliness violations during the Carport Inspection conducted on Thursday March 9th, 2017. Although, we noticed so many improvements in carport appearance and cleanliness, we had to issue more violations than we did in past inspections. We do want to Thank Everyone for making the effort to make our community so much nicer! Let's strive to keep our carports swept clean, trash bins moved to back area of carports, trailers straightened out, enclosures tidied up and many improperly stored items in carports removed. Again, Thank You!

PROJECTS IN PROCESS:

- 1. Personal / Individual Unit Fence Projects:** Best Vinyl continues to contact owners to provide estimates for replacing trash enclosures in your carport or any other approved private projects. Please contact Ryan Aguda at 808-343-5956 for proposals. Remember, you need to submit a Project Request Form (PRF) for any new construction. **Deadline: Please note that all old grape stake fencing that can be seen from the road must be removed or replaced by March 31, 2017.**
- 2. Preventative Maintenance: Plumbing Inspections:** Kama Hele Plumbing completed their inspection of all our units. To schedule your plumbing repairs with Kama Hele Plumbing & Gas LLC, contact Toby at 808-724-2660 or email to: kamaheleplumbing.toby@gmail.com. We have replaced many old inoperable main gate valves but have many more to go. We will continue to coordinate repairs by building to minimize water disruptions to residents. If you choose your own plumbers, please coordinate with the RM for the scheduled Board of Water shut off date.

NEIGHBORHOOD RULES & SAFETY AWARENESS: In February, we issued 4 Green Parking Violation Notices and towed no vehicles. Please remind guests of Koko Isle parking rules and obtain guest passes as needed. Help your guests enjoy Koko Isle. Most common rules guests are not aware of:

- a. No overnight parking without a parking pass.
- b. Pets shall not be allowed out of a unit or on the common elements unless in the custody of the owner or responsible handler and kept on a leash.
- c. Cats: We continue to receive many complaints about cats loose, entering neighbor's private courtyards and doing their "business" around other units. As a reminder cats are not to be let out of your privacy area to roam free on the property.
- d. The following conduct is prohibited: Skateboarding, skating, waveboarding or using other such devices on any portion of the common elements.

Koko Isle Safety Tip:

Hey neighbors – Don't inhale your food!_More than 5,000 People Died from Choking in 2015

Choking Prevention and Rescue Tips

According to Injury Facts 2017, choking is the fourth leading cause of injury death over all ages. Of the 5,051 people who died from choking in 2015, 2,848 were older than 74. Choking on food or other objects is a primary cause, and mechanical suffocation is the #1 cause of death for infants.

If a person is coughing forcefully, encourage continued coughing to clear the object. A person who can't cough, speak or breathe, however, needs immediate help. Ask if they are choking and let them know you will use abdominal thrusts, also known as the Heimlich maneuver, to prevent suffocation. The procedure is not recommended for children younger than 1.

For more information go to the National Safety Council website at this web address

<http://www.nsc.org/learn/safety-knowledge/Pages/safety-at-home-choking.aspx>

Up Coming Events:

Bulk Pick Up: Wednesday April 26th , 2017

Next Board Meeting: Monday April 10th, 2017 6:30pm