



BOARD SHORTS

A Quick Recap to Members of the Events at the November 2009 Board of Directors Meeting

The 2010 Budget

This is a watershed year for Koko Isle. A series of projects that have been on the books or in the planning stages will come to fruition in 2010.

The Budget Committee under the direction of Treasurer Loren Pippin went over this budget line by line, trimming where it could, and we were able to reprioritize a number of projects.

Replacement Reserves: Since the Replacement Reserves have a major impact on the budget, the committee looked at its recommended goals for 2010.

Our highest priorities were to complete exterior painting of ALL buildings and to finish a project that would ensure that the electrical pedestals will continue to give us service into the future.

The painting phases in last year's study were combined into one project, to be completed in 2010, at a cost of \$350,000. This amount was the low bid of several years ago, and the committee believes that in the present bidding climate, this is a reasonable price.

The electrical pedestals need to be maintained as recommended by the Rick Moss Engineering Study. The committee recommends servicing the pedestals in 2010 to extend their useful lives. The replacement

study combined the three phases of electrical pedestal work into one project at a cost of \$93,750.

Asphalt seal coating and replacement of some parking areas along with re-roofing of eight flat roofs that were kept in the schedule for 2010.

Most other ancillary projects were pushed into the future including a scheduled replacement of ground and street lighting, a new pickup truck and replacing of the clubhouse furniture.

Cash Operating Budget: The 2010 Cash Operating Budget has an approximate 10% increase in maintenance fees. The total budget is \$1,005,187 with a monthly increase of \$58.83 per unit. The new maintenance fee will be \$671.14 (with the \$25.00 marina fee included).

Almost half (about \$37,000) of the increase is due to planning for a future hire. While this is a recommendation, approving the budget does not approve a new hire. The Committee will ask management for an analysis of work accomplished and current work planning and time expenditures before deciding whether to recommend hiring additional staff.

Twenty three percent (\$19,896) of the maintenance fee increase is the addition of a project to replant the Triangle Lawn

area at the entrance to Koko Isle and minor changes to several categories in the General Maintenance category.

In all, it's a fairly ambitious plan, but it reflects the need we have for immediate attention to some parts of our physical plant, including buildings, landscaping and electrical infrastructure.

Staff Holiday Bonus

Once again, this is probably a tough Christmas for everybody. We've all been affected by the recession, but it affects our staff more than it affects most of us. Our team puts in fairly long hours trying to keep our island maintained. We would like to thank them for all their hard work.

For the last couple of years, we've made an appeal to our residents to contribute to our employees' holiday bonus. We'd ask everybody to contribute this year.

A letter will be coming from Touchstone asking for your help. All contributions are voluntary and confidential.

Mahalo nui loa.

Save-The-Date

Next Board Meeting:

Monday, January 18, 2010 - 6:00 pm

Annual Association Meeting

Monday, March 15, 2010 - 6:00 pm

All the best to everyone in the Holiday Season!



KokoIsle

ASSOCIATION OF APARTMENT OWNERS (AOAO)