



**New Mail Boxes Have Arrived!** Mailbox installation is 99% complete.

**Personal / Individual Unit Fence Projects:** Best Vinyl will continue contacting owners to provide estimates for replacing the trash enclosures in your carport or any other projects you would like them to consider. Best Vinyl will contact you directly for these projects. They currently have a list of 43 Residents that have requested their services. If you would like work done or fencing material, please contact Med Batoon at 808-386-9945. This program is moving slow as communications between Best Vinyl and owners is challenged. The work on private project will begin at the end of the fencing project around Nov. 11<sup>th</sup>. We hope to have all the private projects ready to go by then.

Please remember, you need to submit a Project Request Form (PRF) for any new construction. Note – the Building & Ground Committee is considering changing the guidance on dimensions for these trash enclosures to accommodate the 3 larger types of trash containers currently in use. You may want to consider waiting for the new guidance before updating your current enclosures or submitting a new PRF for one.

**Carport Inspection Scheduled for Monday Nov. 7<sup>th</sup>, 2016:** Carport Inspections have helped maintain the clean appearance of our community! We ask that you review the House Rules for guidance on appropriate carport maintenance and allowable storage items. Again, Thank You for keeping our community clean!

**PROJECTS IN PROCESS:**

**1. Fencing Update:**

- a. Phase 4 installation of interior unit courtyards are now complete except for two units.
- b. Reminder - Due to lock mechanism specification problems, our gate locks were installed with a two-sided key system. The thumbscrew mechanisms arrived in Sept. and we continue to change out all lock cylinders and re-issuing you replacement keys. The new mechanisms will have keys on the outside and thumbscrew/knob on the inside. Please be aware that the Best Vinyl team will be changing out your locks so please work with them in arranging access to your open gates.
- c. Phase 5: The last waterside Units pending fencing installation.
  - i. Bldg #9: Units 401, 403, 405, 407, 409, 411, 415, 417, 419 Delayed to 17 Oct
  - ii. Building # 12: 611, 615, 617, 619, 621 Delayed to Oct 24
  - iii. Building # 13: 703, 705, 707, 709, and 711 Delayed to Oct 31.
  - iv. Building # 1: Units 101, 103, 105 Delayed to 7 Nov.

**3. Parking Apron Update:** Paver Sidewalk in front Club House scheduled for Oct. 3rd. 2016 is now scheduled for Oct.24th due to shipping delays and scheduling. Please note that the swimming pool could be closed during this construction.

**Preventative Maintenance:**

**Plumbing:** We continue to remind owners that our Koko Isle plumbing, pipes, & fixtures are 47 years old and to please check on plumbing hardware to prevent accidental flooding. This is the owner responsibility to check all the plumbing pipes and fixtures in your unit. However, our Koko Isle AOA is taking proactive actions in order to retain insurance coverage at a reasonable cost by reducing risks of water damage to our units. As a result, over the next few months, we will have Plumbing Contractors inspect individual units for potential risks and hazards. The current plan involves completing our plumbing inspections by 30 Nov. and owners must then complete all reported corrective actions by 31 Dec. 2016.

**Neighborhood Rules & Safety Awareness:** In September, we issued 6 Green Parking Violation Notices and no cars were towed. Thank you, we do not like towing cars or awarding Green Stickers!

Notices were also issued for residents blocking their neighbor's driveways and sidewalks, roaming cats, one fine for \$250 for climbing over the boat yard fence.

Please remind guests of our Koko Isle parking rules and obtain appropriate guest passes as needed. Passes are available at the RM's Office. Cars illegally parked in Reserved Parking Stalls will be towed immediately.

Help your guests enjoy Koko Isle: Most common rules guests are not aware of:

- a. No overnight parking without a parking pass.
- b. No Tandem Parking.
- c. The Swimming Pool area gate needs a key and shall only be opened to enter the pool area and shall be left closed and locked at all other times.
- d. Requests to reserve the Upstairs of the Clubhouse for a private function shall be directed to the Resident Manager. The Swimming Pool and downstairs facilities are not included in the reservation and are closed to the private function.
- e. No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
- f. All pets must be walked on a leash under your control.
- g. No riding bikes on Center Park Foot Path.
- h. Quiet hours are 10:00 pm - 8:00 am nightly and midnight on Friday, Saturday and the night preceding a holiday.
- i. No food or drinks or toys allowed in the swimming pool area. Recently this toy was found in the pool skimmer causing the pool filtration system to fail. Please as the rules require – NO SMALL TOYS in the pool area.



**Up Coming Events:**

- a. **Bulk Pick Up:** Wednesday, October 26<sup>th</sup>, 2016
- b. **Community Garage Sale:** October 22<sup>nd</sup>, 2016, 8:00 am – 12:00 pm
- c. **Next Board Meeting:** Monday November 14<sup>th</sup>, 2016