



# KokoIsle

ASSOCIATION OF APARTMENT OWNERS (AOAO)

*Koko Isle AOA shall sustain and maintain the common elements of the property in quality condition through fiscally responsible programs of timely maintenance while promoting an ohana atmosphere among its residents.*

— Mission Statement adopted by the Board, Monday April 13, 2009

## 2010 PRESIDENT'S REPORT

During the last year, we singled out ten major projects for attention from the Board. These include:

- Exterior Painting and Preparation;
- Carport Trellises and Beams Repair and Replacement;
- Electrical Meter Repairs;
- Bridge Spalling Repairs;
- Updating the house rules to conform to 514B;
- Flat Roof Repairs;
- Hurricane clips on all the units;
- Clubhouse/Office Waterproofing, Siding and Deck Repair;
- Asphalt Repaving and Seal Coating; and
- Seawall Repair.

Some projects were more successful than others. Taken in order, **the painting program** took a huge amount of effort because by deferring upkeep for years after the suggested life of the paint product, we created a maintenance project that forced us to replace exterior siding, repair more than a dozen lanais and install almost 6,000 hurricane clips. It's a project that will be finally finished in February of 2011.

**The trellis project** was on the Board's list for over ten years, but we could never find the funds to get it done. The result was that more than half of the beams and all of the trellises required major surgery or replacement to get rid of the rot.

**The meter project** is still ongoing. This project refers to the electrical pedestals that house usually about six house meters. At first there was a project to replace them that was designed and bid out. When

bidders refused to submit proposals we found that there were a lot of unknowns that contractors were not willing to risk. So the Board hired Moss Engineering to assess the condition of the pedestals. The Moss Engineering study resulted in three options and the board selected repair of the existing pedestals, enclosures and maintenance of the existing equipment (meters, connectors and cables) over complete replacement due to cost considerations. There is also a possibility of a new style of equipment being required by HECO within the next few years. The Board negotiated with two contractors, one for the civil and pedestal work and one for the electrical work. Coordinating with the contractors and HECO for powering down the pedestals, the project is finally underway and the first meter out of the 30 that need to be repaired has been completed.

**Bridge spalling** was repaired by Kawika's Painting and Concrete Restoration and the underside of the bridge was resurfaced in April of 2010.

**House Rules.** Our legal counsel is reviewing what we think is the final version of the updated House Rules. Once completed, the Board will send the revised House Rules to all owners for comments before final adoption.

**The flat roof repair** is ongoing. Rick has created a spreadsheet that gives us a historical record of the roofs that have been repaired or replaced going back to 1999. Unfortunately, we have no records before that date. We average about 12-15 flat roof replacements per year. The roofs have a warranted life of 12 years.