



January 2021

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts

Happy New Year from Your Board of Directors:

Mahalo for your support and Aloha over the last year! Last year, we focused on replacing asphalt with pavers in our driveway and carport areas! The contractor completed 113 units leaving only 11 units remaining for 2021. We appreciate your patience and cooperation in helping to get these units done as we worked hard to limit construction stress throughout the community. For 2021, we are looking at replacing the Koko Isle pathway lights, replacing the pool and Club House furniture, replacing the railing and floors in the Club House, repairing building siding, and starting the exterior painting process of the Koko Isle buildings!

COMMUNITY UPDATE:

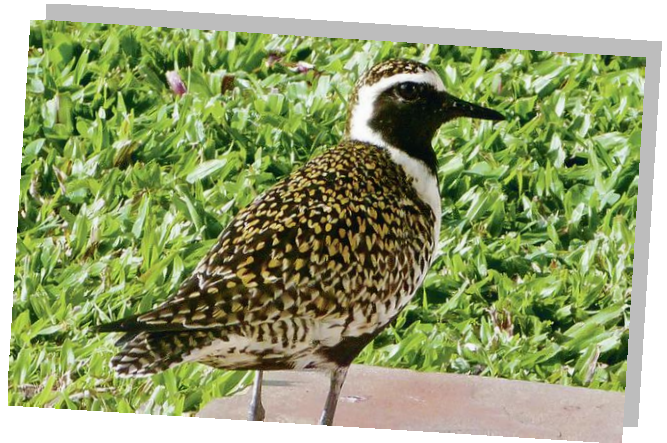
Did You Know the tiny “Kolea”, known to the world outside Hawaii as the Pacific Golden Plover, are among the world’s mightiest long-distance flyers. They arrive in Hawaii in the early fall and stay through the end of April.

Each year, our Kolea fly over 3,000 miles from their nesting grounds in the arctic to winter in Hawaii and other Pacific Islands.

Kolea return to and vigorously defend the same spot in both their summer and winter grounds, an extreme example of what ornithologists call “site faithfulness.”

Many make Koko Isle their winter home and return here annually. Their return flight to Alaska, Siberia, and other arctic destinations is synchronized to within a few days of April 25.

The bird’s Hawaiian name, kolea, a phonetic imitation of its keening flight call, has come to mean “one who takes and leaves.” Ai no ke kolea a momona hoi i Kahiki! goes one Hawaiian proverb: The kolea eats until he is fat, and then returns to the land from which he came.



Proposed Amendments to the Declaration and By-Laws: On December 4th, 2020, Owners were provided a ballot where the Koko Isle Board of Directors asked for your consideration and vote on proposed amendments to our governing documents (Declaration and By-Laws). These amendments address two main issues: 1) Maintenance responsibility for additions, and 2) Docking areas for non-waterfront units. Included with the ballot is background information and the text of the proposed amendments to help you make your decision. **We are still collecting ballots if you have not turned yours in. We have collected 71 ballots to date.** If you have questions or need further information, please feel free to contact the Resident Manager at 808-395-3355, or email kokoisle@kokoisleaao.com.

COMMUNITY REMINDERS:

1. **Resident Violations:** 15 Violations were issued in December 2020: 3 Vehicles Towed, 7 Unauthorized Parking Green Stickers issued, 1 Boat Trailer Towed, 1 Dog roaming off leash, 1 Illegal Fireworks, and 2 Trespassing.
2. **Common House Rules guests may not be aware of:**
 - a) The swimming pool and boat yard are closed to all guests and non-residents of Koko Isle.
 - b) No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.
 - c) No over-night parking without a parking pass and please remind your guests to not park in "Reserved" parking stalls. Passes available at the Resident Manager's office.
 - d) Koko Isle is a residential community and short-term vacation rentals are prohibited.
3. **Pet Reminders:**
 - a) Please Pick-Up your pet's waste!!!
 - b) **Dogs:** We are receiving complaints of dog owners allowing their dogs to roam freely on Koko Isle. Please keep your pets on a leash.

Koko Isle House Rules, Pg. 23, Pets, Para 2. 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 or inside a carrier which provides continuous control of the pet at all times.

PROJECTS IN PROCESS:

Christmas Tree Mulch: This year our landscape contractor, Hawaii Vista Masterscape voluntarily mulched about 20 Christmas Trees and we again placed the mulch around the Club House and other landscape areas. Come by the Club House and smell Christmas in the air.



Paver Project: Futura Stone of Hawaii LLC continues paver work on punch list items and the center pathway. They are now working on Units, 101 through 119, is expected to be complete around the second week of March 2021.

UP COMING PROJECTS:

Painting Project: We had earlier planned to paint the exterior of all Koko Isle buildings beginning late Spring of 2021 but will now move closer to the last part of 2021. Please plan to repair all owner responsible projects before then. Specifically, review all siding, deck and balcony railing and waterside deck aprons. See the resident manager for specifications for the approved balcony / deck railing design. Ropes are no longer allowed on Koko Isle railings as it does not conform to current Building Codes and therefore should be replaced. The Resident Manager and Building & Grounds Committee will inspect all railings and advise residents of those not in compliance.

Waterside Inspections: To maintain the professional appearance of our community, we perform regular property inspections. We recently completed carport inspections that resulted in many complimentary reviews. Over the next two months, the Resident Manager and the Building & Grounds Committee will conduct waterside unit inspections. This will help residents prepare for painting our buildings.

Approved Koko Isle Board Meeting Minutes: Available in Resident Manager's Office.

Up Coming Events:

President's Day:

Monday February 15th, 2021 – Koko Isle Office will be Closed

Building & Grounds Committee Meeting:

Thursday February 17th, 2021 at 4:00 pm - (Zoom Meeting)

Koko Isle Board Meeting:

Monday March 8th, 2021 at 6:00 pm – (Zoom Meeting)

Koko Isle Annual Meeting:

Monday March 29th, 2021 – 5:30pm Registration
6:00pm Meeting



Distributed 1/28/2021