



BOARD SHORTS

June 2013 Edition

A Report on Community Activities and the Actions of the Board of Directors on behalf of the Community since the Annual Meeting in March.

ANNUAL MEETING

The Annual Meeting of the Association of Apartment Owners (AOAO) Koko Isle was held at the clubhouse on March 18, 2013. It is always great to see the owners who come to the meeting to offer their ideas, express their concerns, and participate in the government of the Association. After expressing thanks to those who had served on the Board for the last year or last several years, the election of new directors was held. Gene Vosberg, Johanna Mason and Richard Cozzo were all elected to 3-year terms and Cathy Painter was elected to a 1-year term as provided for in our governing Bylaws.

We would like to express our heartfelt thanks to Diane Ackerson for her years of dedicated and loyal service on the Board.

At the Organizational Meeting of the newly minted Board immediately following the Annual Meeting, Vince Dydasco was elected President, Gene Vosberg Vice President, Cathy Painter Secretary, and Greg Mau Treasurer all for 1-year terms as provided for in the Bylaws.

CHANGE IN PROPERTY MANAGEMENT COMPANIES

After a lengthy selection process, the Board chose Hawaii First as the new Managing Agent. A vote of the owners was taken to ratify this decision. The results of the election were evaluated and guided by the Association's legal counsel Ekimoto and Morris and the results were tabulated by the Board on May 23. Here are the results: 82 yes votes, 7 no votes, 35 no reply. 63 "yes" votes were required by the Bylaws so the change was approved by 19 votes. Hawaii First's contract takes effect on August 1. We are happy to have them. Their President, Richard Emery, is considered one of the foremost budget and reserve specialists in the state of Hawaii. His knowledge and experience are impressive and we believe that Hawaii First will help us with our financial planning and in all aspects of managing the property. Our assigned Senior Community Association Manager is Steve Pherigo. Steve holds the impressive PCAM (Professional Community Association Manager) designation, which is the highest certification offered by The Community Association Institute (CAI). He has 35 years experience in various forms of property management with 14 years experience in the Community Association property management field here in Hawaii. To reach him by phone you may call his office number 792-3058 or email him at

THE MAILBOXES

Regarding the cluster postal boxes, legal counsel Ekimoto and Morris has advised the Board that Koko Isle does not fall under the current U.S. Post Office mandate requiring cluster boxes and thus the Board has decided not to install them at this time.

CATS AND DOGS

There is an old expression that there is nothing harder than herding cats, but one thing harder is herding other people's cats! Please don't allow your cats to roam freely. They may leave feces that can carry disease, rummage through trash, and have loud encounters with other animals. Likewise we require that you pick up after your dogs and keep them on a leash for their safety as well as the safety of other residents.

BULKY ITEM PICK UP

As you are no doubt aware, the City and County of Honolulu has a bulky item pick up program. The dates for this are posted on the clubhouse bulletin board and on the City's website. The city is short handed and they often miss the pick up date. Last month it took a phone call from our Resident Manager to our City Council Representative to get the truck onto the island. In the meantime, we all suffered the pile-up next to the dumpster. Your kokua is greatly appreciated in this and all other matters. We want to keep Koko Isle the safe, clean, clutter free environment that we all appreciate. Mahalo.

COMMERCIAL FILMING

We recognize that there is a commercial filming operation occurring on Koko Isle. The Board has sought and received legal counsel regarding the unauthorized filming, and has taken action to stop all filming on common grounds until the proper permits, licenses, and approvals have been presented.

PLAYING IN THE STREET

We often notice people playing in the street. This is not only against our House Rules it is dangerous. There have been reports of bicycles crashing into cars; people on skateboards who take a tumble or who drivers can not clearly see. We do not want any person or property harmed. Please abide by this rule for the safety of all.



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AAAO)

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COMMUNITY REMINDERS

The 4th of July is almost here and we are exposed to many firework celebrations around the Oahu. However, Koko Isle is a Fireworks Free Community – fireworks of any kind are prohibited.

If you have guests coming for the day, please ask them to park in authorized “Visitor parking” areas only, and not in ‘reserved’ stalls. And, just as a reminder, residents are not permitted to park in visitor stalls, either.

Finally, please remember that there is **NO LIFE GUARD ON DUTY AT THE SWIMMING POOL**. Parent and Guardians are responsible for the conduct of their children while in the swimming pool area. Signs are posted in the pool area which applies to all users as to conduct at the swimming pool. Please refer to the House Rules posted on our Koko Isle Web Site where the House Rules are posted in their entirety.

On behalf of the Board of Directors and Your Management Staff, we wish you **HAPPY FORTH OF JULY**.

Be Safe,



Tom Anderson, RM

2 July 2013