



shape for the balance of this year and for 2014.

"BOARD SHORTS"

NOVEMBER 2013

A Great Decision

Now, after working with Hawaii First for 90+ days, it is very clear that the Board and the owners who supported its decision to hire Hawaii First made a GREAT decision. After weeks of hard work, Hawaii First presented Koko Isle with an accurate and well-documented Reserve Study. Kudos go out to all those who worked on it, but especially the Hawaii First crew. We all owe our Finance Chair, Greg Mau, and Tom Anderson, a huge debt of gratitude for their dedication to "get it right", spending countless hours on the project.

Financial News

At the November Board meeting, both the revised Reserve Study and the Operating Budget for 2014 were approved. The finances of the Association are in good

Projects for 2014

The Board prudently delayed major projects until it had a solid Reserve Study, based on actual facts. Now, with a firm budget and comprehensive study in hand, several major projects have been identified for this coming year. They include repairing the seawall, new fencing, resurfacing the guest parking areas, seal coating the main roadway & boat yard, replacing maintenance truck, updating office equipment and beginning scheduled maintenance of flat roofs that were identified in the roofing study completed by our roofing contractor. Longer term projects are also accounted for in the Study.

Good News Depart.

The good news is that all of these capital projects and purchases in 2014 will be done with Reserve Funds; **there will be no increase in HOA dues in 2014.**

Town Hall Meetings

The Board will hold a series of town hall meetings in the coming months to explain in detail the various major projects, and for the Board to get input from owners. One of the projects will likely require a vote of the owners.

Attend Board Mtgs

A reminder: owners are always welcome at the monthly Board meetings. We usually meet on the third Monday of the month, at 6:00 pm, although there will not be a meeting in December, and since January 20th is Martin Luther King Day, we will meet on Monday, January 13. We always have coffee, water and some pastries. Come and get (re)acquainted with your Koko Isle neighbors, and hear what the Board is working on.

Holiday Decorating

If you are planning to put up decorations for the upcoming holidays, the guidelines are in the House Rules, under "Carports and Walkways" Item 17. A copy of the House Rules can be seen (and retrieved) on the Koko Isle website - www.kokoisle.net

NOTE:

Since we are not having a meeting in December, it is our sincerest desire to wish all of you a Great Thanksgiving, a Very Merry Christmas and a Joyous and Happy Hanukkah and a very Happy New Year!



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)