

April 2025



Board Shorts

**CONGRATULATIONS AND WELCOME
TO OUR NEW KOKO ISLE AOA BOARD OF DIRECTORS!**

President's Message: Attached is the Koko Isle AOA President's Message for the Board Year 2024.

At the Koko Isle AOA Annual Meeting on March 24th, 2025, four board seats needed to be filled. The community elected three new Board Members: Andrew "Kamu" Yunson, Tim Hagan, and Barbara Nowak. We welcome them to the team and look forward to their contributions. Additionally, we are pleased to announce that Oz Wroe has been re-elected to the Board!

We would like to express our gratitude to all past and current Board Members for their hard work and dedication to improving the Koko Isle Community.

A special thank you goes to our three Directors who are leaving the Board: Buddy Morris, who served as Vice-President for the past year (2024-2025); Cheryl Noting, who contributed to the Board for six years (2019-2025) as Director, Treasurer, and Chair of the Landscaping Committee; and Alice Hagan, our Treasurer for the past year. A big Mahalo to all!

Your 2025 Board of Directors are:

2025 Board of Directors:

President: Oz Wroe
Vice President: Nathan Richards
Treasurer: Tim Hagan
Secretary: Greg Yuen

Directors: Dave Tiller
Nicole Cummings
Gary Bell
Andrew "Kamu" Yunson
Barbara Nowak

COMMUNITY UPDATES:

Carport Inspections: The Koko Isle AOA Board of Directors extends heartfelt appreciation to all residents for their dedication in cleaning up their carports and adhering to the House Rules.

Your hard work does not go unnoticed. It's inspiring to witness our neighbors uniting to elevate the beauty of our community. Together, we are creating a vibrant and welcoming environment where we can all take pride in—one that enhances our neighborhood for both residents and visitors alike. Thank you for making Koko Isle a place we can all be proud to call home!



Community Engagement Committee Notes: Did you know?

Did you know....

Vince and Kellie have served as our Resident Manager and Assistant Resident Manager for over 10 years! They were crucial in completing several milestone projects and achievements worth over \$6M.

During their tour, they helped manage over \$6M in Community Projects. Here are just a few:

Year	Cost of Project	Projects
2016	\$914,116	Install Vinyl Fence, Pavers at Club House, Back Flow Devices, Seal Coat 100 & 300 Blocks
2017	\$1,833,884	Install Aluminum Rustic Shingle Roof, Revitalization Plan, Plumbing Inspections
2018	\$1,545,892	Install Pavers
2020	\$82,863	Install Street Lights
2021	\$232,012	Club House Renovations Railing, Floors, Kitchen, & Furniture
2023	\$817,600	Painting of all Units & Landsdape Design
2024	\$226,627	Install Non-Waterfront Units Docks, pathway lights, & Bridge Safety Assessment
2025	\$415,857	Began Bridge Repair, Flat Roof Repair and new security camera Installs (projected)
Total	\$6,068,851	

Unfortunately, all good things must come to an end. They have decided to retire to spend more time with their family and travel the world!

Please join us in a celebration of their work and to congratulate them on their new retired life! We are throwing a potluck party on June 1st at the Club House.

Keep an eye out for an invitation and RSVP form!

As part of our ongoing efforts to find a replacement for Vince and Kellie, we welcome referrals from within the community. If you know someone who may be a good fit for the position, please share the job posting link with them.

Interested applicants can apply directly using the link provided.

https://www.indeed.com/viewjob?jk=557139af496b844c&from=shareddesktop_copy

Or this QR Code:



Community Engagement Committee Notes: Did you know?

Did you know....

That the Koko Isle Board of Directors created a helpful flyer titled "Rules for Owners' Participation at Board Meetings"?

This flyer is designed to make it easier and more comfortable for owners to join in on Board Meetings. Many of your fellow owners have found it really useful! You can always find a copy at the sign-in table at every meeting, so feel free to grab one the next time you join us.

We've also attached a copy at the end of this Board Shorts for your convenience. We can't wait to see you at the next meeting!

ENJOY THE POOL: But Please Shower Before Entering the Pool!

Many people mistakenly believe that showering before entering a swimming pool is "old school," but that's not the case at all. There are tremendous benefits when residents take a shower before jumping in.

If this courtesy is strictly followed, Koko Isle's swimming pool will stay a lot cleaner and healthier. Below are a few benefits of requiring a thorough shower before swimming: Keeps out impurities - Helps prevent waterborne illnesses - Minimizes the strong chemical chlorine smell - Reduces costs of pool maintenance - Prolongs the life of pool equipment - Offers respect for fellow swimmers - And Please: No peeing in the pool & No Food or Beverages except for Water.



Please limit sunscreen use in the pool if possible. The buildup causes a slippery film to build on our pool steps.

Enjoy a clean and healthy pool!

Lost & Found Items:

If you lost items on Koko Isle, please reach out to us via email at kokoisle@kokoisleaao.com or call our office at 808-395-3355. We have several items that we believe owners are missing, including keys, audio devices, glasses, and more. If you can describe the item, it is yours!

April 2025 Lost: Did anyone find or accidentally pick up a sun rat from the pool area? Please turn it into the Resident Manager's Office if found.

New Community Software by Hawaiiana:

Exciting News! Please see the attached flyer introducing an upcoming change to the Hawaiiana accounting and community system software called WebAxis Homeowner Portal. The Homeowner and Board App or Portal will be loaded with necessary documents so owners can get information whenever they want such as owners' transaction history, paying maintenance fees online, viewing documents, viewing maintenance fee letters and current budget forecast, and sending push notifications for Board Shorts / Newsletters, emergencies, and other important announcements.

This program will replace the existing "FrontSteps" program. Hawaiiana will migrate all documents from "FrontSteps" to "WebAxis" so information will be consolidated. See Flyer at the end of this Board Shorts.

Flat Roof Replacement Plan Begins:

On Top Roofing began replacing flat roofs on Monday, March 3rd, 2025. The initial work focuses on units that require immediate attention based on contractor evaluations of the common area flat roofs on Koko Isle. Homeowners will be notified two weeks in advance when their specific work is scheduled and can prepare their areas accordingly. We plan to repair 47 units in 2025 and 25 Units in 2026. See when your unit is expected to be replaced in the chart below.



If you have solar or photovoltaic (PV) equipment installed on your flat roof, you are responsible for coordinating the removal and re-installation of this equipment to facilitate the roofing material replacement by the Association of Apartment Owners (AOAO). Please discuss any plans for the removal of your PV or solar panels with the Resident Manager before proceeding. We have arranged with On Top Roofing, **Warren Leung (808) 341-7394** to provide PV and solar services as needed unless you have a warranty agreement with your contractor or choose to hire your own contractor.

To protect your personal property, please remove or cover any décor, furniture, or equipment in the courtyards, carports, and on carport roofs. Additionally, ensure that you remove your vehicles during the construction days. You may park in the Guest Parking area during this time.

During the flat roof project, please take the opportunity to address any owner-responsible items. Specifically, check the condition of your balcony flooring and railings. Consult the Resident Manager for specifications regarding the approved design for balcony and deck railings. Note that ropes are no longer permitted on Koko Isle railings, as they do not conform to current Building Safety Codes and must be replaced. The Resident Manager and the Building & Grounds Committee will inspect all railings and notify residents of any that are not in compliance.

Additionally, please inspect the trees and vegetation in your private areas, trimming or removing any that are touching the flat roof.

Work will begin daily at 8:00 AM and conclude at 5:00 PM. No work will take place on Federal Holidays. Schedules for unit roofing installations and other coordinating details will be communicated two weeks in advance through separate roofing notices to each of the units affected.

Koko Isle Flat Roof Repair Plan:						4-26-2025
Immediate		1 Year	3 Year	5 Year	10 Year	
2025		2026	2027	2028-2029	2030-2035	
Total Units		Total Units	Total Units	Total Units	Total Units	All Units
47		25	22	22	8	124
103	601	211	101	401	115	
105	603	215	202	403	117	
107-Done	604	301	307	410	605	
109-Done	606	303	309	412	607	
111-Done	608	402	311	501	614	
119	609	404	405	503	615	
121-Done	616	406	409	505	704	
123-Done	618	408	411	602	819	
125-Done	620	414	415	610		
201	622	417	511	623		
203	701	419	515	711		
204	706	507	517	715		
205	708	509	617	801		
206	811	611	619	808		
207	815	703	621	809		
208-Done	902	705	707	817		
209	904	710	709	818		
210-Done	906	717	803	821		
212	908	807	805	823		
214	912	810	820	901		
216-Done	407-Done	814	822	907		
217-Done		903	816	909		
218-Done		905				
219-Done		911				
221		915				
305						

Please Note: This schedule is subject to change based on coordinating requirements and weather restrictions.

New Security Camera Installations: The Koko Isle Building & Ground Committee is proposing to install 2 security camera posts that consist of a concrete base and a pole that will reach up to 12 ft high. This pole will support two cameras, a transmitter, and a solar panel. The cameras will be positioned to monitor both directions of the roadway. The posts will be located near Unit 701 and 818.

If you have any questions or concerns regarding the location of the security posts, please contact the Resident Manager at kokoisle@kokoisleaoao.com or visit the office.

The installation of the system is scheduled for the week of May 5th – 9th, 2025.



Approved Koko Isle Board Meeting Minutes:

Koko Isle Board Minutes are now available on the Koko Isle Website “WebAxis” under the Internal Folder and as always is available to review in the Resident Manager’s Office.

Up Coming Events:

Koko Isle Board Meeting: Monday June 16, 2025, at 6:00pm at the Koko Isle Club House

Koko Isle Board Meeting: Monday August 11, 2025, at 6:00pm at the Koko Isle Club House

Holidays - Koko Isle Office will be Closed

Monday - Memorial Day - May 26, 2025

Thursday - Juneteenth Day - June 19, 2025

Friday - Independence Day - July 4, 2025

Monday - Labor Day - September 1, 2025

Tuesday - Veteran's Day - November 11, 2025

Thursday - Thanksgiving Day - November 27, 2025

Thursday - Christmas Day - December 25, 2025

Thursday - New Year's Day – January 1, 2026

Dist: April 29th, 2025



ASSOCIATION OF APARTMENT OWNERS OF KOKO ISLE RULES FOR OWNER PARTICIPATION AT BOARD MEETINGS

In accordance with Section 514B-125 of the Hawaii Revised Statutes, the Board of the Association of Apartment Owners of Koko Isle ("Board") adopts the following rules on owner participation at Board meetings.

1. Only unit owners have the right to attend and speak at Board meetings. This right extends to those holding a power of attorney to speak on behalf of the unit owner.
2. Owners shall be allowed to address the Board during the Owners' Forum on any issue of interest to the Association. Owners may also address the Board during the meeting on matters that will be voted on by the Board at that meeting ("Action Items"). Every effort will be made to list Action Items in the meeting agenda. Owners may also participate by providing written statements to the Board, at least 48 hours prior to the meeting, in lieu of or in addition to verbal statements.
3. No owner shall speak at a Board meeting unless recognized by the Meeting Chair (normally the Board President). Owners wishing to speak shall raise their hand when asked by the Meeting Chair whether there is anyone who wishes to speak on the matter. Owners shall identify their name and unit number before giving their statements.
4. Owners shall have three minutes to speak once during the Owners' Forum and once on each Action Item. This three-minute limit shall not be cumulative or transferable. Owners should address the Meeting Chair (not the other Board members or other owners) and provide statements on the matter being addressed. Owners are strongly encouraged to first address operational questions to the Resident Manager outside of Board meetings. The Meeting Chair shall have the discretion on whether to answer any questions on the spot or at a future opportunity.
5. The Meeting Chair has the right to restrict any redundant statements or statements unrelated to the matter being discussed.
6. The Board welcomes owner input but asks that speakers refrain from statements or conduct that may disrupt or delay the orderly transaction of business of the Board. Improper or disrespectful conduct shall result in the immediate expiration of the speaker's allotted time and may result in the speaker's expulsion from the meeting.

Adopted at the meeting of the Board on June 27, 2022.



INTRODUCING

HAWAIIANA'S WEBAXIS HOMEOWNER PORTAL



What is available on the homeowner's portal?

You may view your Account Information

- Including your Monthly Dues and Payments

*IF YOU HAD PREVIOUSLY REGISTERED WITH WEBAXIS YOU DO NOT NEED TO DO ANYTHING AT THIS TIME.

*IF YOU ARE CURRENTLY A **SUREPAY** SUBSCRIBER, YOUR MONTHLY AUTO PAYMENT WILL CONTINUE AS SCHEDULED. WE DO ENCOURAGE YOU TO REGISTER TO BE ABLE TO ACCESS YOUR ACCOUNT INFORMATION.

You may submit online payment

- Ultra Fast Transactions
- Secure & Reliable
- Link and Pay Multiple Association Accounts
- One time payment or set up recurring payments

*Online payments are subject to convenience fees



REGISTER NOW

visit hawaiiانا.cincwebaxis.com or click the QR code below



Apple Store



Google Store



Call for more information :



308-440-5530

President's Annual Report
Koko Isle AOA
April 23, 2024

Aloha Koko Isle Community Members,

As we close out another year, I'd like to take a moment to reflect on our shared accomplishments and offer a preview of what's ahead. This has been a year of progress, collaboration, and a renewed commitment to transparency and community spirit. I'm proud of all we've achieved together.

Highlights from the Year

- **Community Improvements**
We made great strides this year with several important projects, including the installation of new non-waterfront docks, the completion of our bridge studies, and the launch of flat roof repairs. These efforts not only enhance our neighborhood's appearance, but also help protect and grow property values.
 - **Financial Stewardship**
Thanks to the diligent work of our Board—and especially our Finance Chair, Alice Hagan—we've continued to prioritize responsible budgeting and long-term financial stability. While insurance challenges remain an ongoing concern, I'm pleased to report that our Association remains in a strong and healthy financial position. A detailed financial report is available upon request.
 - **Community Engagement**
We launched a new Community Engagement Committee this year, led by Nate Richards and co-chaired by Erica Yunson. This group has already begun meeting and planning events designed to bring neighbors together, marking an exciting step in strengthening our connections and fostering a more vibrant community.
 - **Safety Initiatives**
We installed two defibrillators on the island and hosted training sessions to prepare residents for emergency situations. Additionally, we're in the process of expanding and upgrading our video monitoring system to further enhance safety across Koko Isle.
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Looking Ahead

In the coming year, we'll continue our revitalization work with a focus on thoughtful planning, financial prudence, and community-building. Our Community Engagement Committee is gaining momentum, and we look forward to offering more opportunities for neighbors to connect and celebrate the unique spirit of Koko Isle.

Our community is home to an incredibly diverse and talented group of residents. My hope is that we'll continue to tap into this strength to improve and enrich the place we all call home. Above all, we remain committed to transparency, open communication, and responsible stewardship of our shared resources.

Farewell and Heartfelt Thanks to Vince and Kellie

As many of you know, our exceptional Resident Manager team, Vince and Kellie, will be retiring this spring. It's hard to put into words just how much they've meant to Koko Isle.

For years, they've been the heartbeat of our day-to-day operations—from managing maintenance and coordinating with vendors, to simply being a steady presence and a friendly face. Vince and Kellie were always just a phone call away, even after hours or while on vacation. Their dedication, professionalism, and genuine care have left a lasting mark on our community.

Their behind-the-scenes contributions have been just as impactful. Through their project management expertise, thoughtful planning, and meticulous recordkeeping, they've saved the Association significant costs and helped ensure the long-term value of our homes.

On behalf of the entire Board and community, we extend our deepest thanks to Vince and Kellie. We wish you both a joyful, restful, and well-deserved retirement, you've earned it.

Employee Hiring Committee

While there may never be another Vince and Kellie, I want to assure you that our Employee Hiring Committee is working diligently to find the right successor. Chaired by Kamu Yunson, the committee has hit the ground running with expertise and professionalism, and interviews will begin in the coming days. I'm incredibly proud of their swift and thoughtful work.

In Closing

Thank you all for your continued support, feedback, and involvement. Our neighborhood thrives because of the people who call it home, and it's been a true honor to serve as your HOA President this year.

**Aloha,
Oz Wroe
President, Koko Isle AOA**