

Koko Isle NEWSLETTER

2026 Budget

FACTORS & IMPACT

Increases in the 2026 budget reflect rising costs (>4% increases in construction related expenses), unanticipated higher expenses including coconut palm treatment for CRB, increased building & landscaping maintenance expenses, higher than forecasted water usage, and increased insurance costs. Also contributing to an increased budget is the implementation of a plan to reach 30% reserve funding by 2036.

Maintenance dues increase 16% under the 2026 budget compared with around 26% average increases seen at other HOAs in Hawaii Kai.

2025 Condo Stats

- Average increase in dues (HI): 16%
- Average increase Hawaii Kai: 25-28%
- Insurance increases: 300-1,000%
- Luxury condo average: \$1,000-\$1,800
- Significant condo fee increases: 632
- Dues increase at some HOAs: \$2K/mt.

Q4 2025

Welcome Roland



We are very happy to welcome Roland to our landscaping team. Between Roland and Jeremy we have several decades of landscaping experience being brought to bear for the beautification of Koko Isle.

We're lucky to have two such seasoned professionals on the team!

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Bridge Repairs

INVESTING IN AN EXTENDED USEFUL LIFE



The Board of Directors has voted to accept a bid from Eko Painting for the repair of the bridge under the supervision of WJE (Engineering), at a total cost that is anticipated to reach approximately \$1.1M. Work is expected to begin in, or around the first quarter of 2026.

In general, a bridge such as ours would be expected to have a design service life of 75 years. So, its expected useful life would normally be expected to extend to around 2042. However, this useful life span can be extended with proper maintenance. There are a number of vehicular bridges in Hawaii around 100 years old. Our bridge is now due for such maintenance investments.

CRIME REPORT

There is good news on this front. In general, Hawaii Kai is a low crime area



As the map illustrates, the number of crimes committed in Hawaii Kai dwarfs the number in other parts of the island.

More good news is, that at least for September 2025, in our entire East Oahu police district, there were no violent crimes. The majority of the offenses were theft and of those burglary amounted to only 11% and robbery was <2%. Other than theft, there were 11 cases of driving under the influence of alcohol and 8 forgeries.

Hawaii Kai's overall crime rate is 41% below the rest of Honolulu and 26% below the State of Hawaii overall.

All residents of Koko Isle are encouraged to consider themselves members of the Koko Isle Neighborhood Watch. Together we can make sure Koko Isle remains safe.



Social Committee

A Message from Barbara Nowak
Social Committee Chairwoman

Aloha to Friends and Neighbors at Koko Isle,

I want to introduce the current Social Committee: Dunk and Carla Dunkelberger, Pia Yuen, Laurie Kimura, Amy Ares, Wendy D'Innocenti, Ray Young, Kendra, Alexis and Barbara.

I would also like to acknowledge and thank the Social Committee team for three very successful events to date, all of which have been open to all Koko Isle residents.



FIRST SEASONAL POTLUCK



OCTOERFEST

SOCIAL COMMITTEE NEWS

Upcoming Social Committee Events include:

- **HALLOWEEN - 10/31/25**
from 5:30 pm to 7:30 pm
Sponsored by the Porsche Club in association with the Social Committee - TRUNK or TREAT to be held in the Club House parking lot - the 7 Visitor stalls facing the street. Kids, families and neighbors invited.
- **HOLIDAY BOAT PARADE - 12/13/25**
Beginning around sunset (5:30 pm)
An ideal vantage point from the Club House upper deck. Share a pupu and your favorite drink. Open to residents and their families only.
- **2026 COMMUNITY GARAGE SALE**
5/2/26 8:00 am to 12:00 pm
Another chance to recycle any unused items.

HIGHLIGHTING PAST EVENTS

Our Koko Isle keiki had a great time at Movie Night... Special thanks to Laurie for decorations, Gary for snacks, Oz for equipment and Barbara for coordination.



The kids had a great time watching BAD GUYS 2 - celebrating the successful conclusion of the 2025 Community Garage Sale. We had 10 sellers and many more buyers

COMMITTEES

SOCIAL & LANDSCAPE

If you wish to participate or otherwise contribute to the Social Committee or the Landscape Committee, please contact Barbara Nowak.

BNKokoisle@gmail.com

FINANCE

If you wish to participate in or otherwise contribute to the Finance Committee, please contact Tim Hagan.

Tim.Hagan.Kokoisle@gmail.com

BOAT WAKE, INSURANCE & BOAT YARD

Boat wake from the commercial operators in the marina are causing wear-and-tear on both our docks and our seawall. To assist in addressing this issue with solutions a "Boat Wake" committee has recently been formed.

Rising insurance costs are one of the main financial challenges we face. As a result an Insurance Committee was formed to look for ways to reduce our costs.

The Boat Yard provides a valuable amenity to Koko Isle residents that is high demand. A new committee has recently been formed to help manage the Boat Yard in a fair and equitable way. Vance Fung is the Co-Chair of this committee.

If you wish to participate in, or otherwise contribute to either committee, please reach out to Nathan Richards.

Nathan.R.Kokoisle@gmail.com

Coconut Rhinoceros Beetle



Unfortunately the Coconut Rhinoceros Beetle (CRB), that arrived on Oahu in 2013 is responsible for the death of thousands of palms and damage to man more. Koko Isle found evidence of CRB infestation in August and took prompt action to save our trees by injecting them with pesticide. The injection lasts for approximately a year and will be needed on an ongoing basis until the CRB epidemic can be controlled.



Many palm groves have been decimated especially on the West side and the North Shore. For now, however, the trees at Koko Isle are protected.

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COMMITTEES

BUILDING & GROUNDS

This highly influential and hard working committee has been headed up by Dave Tiller for around a decade. Over that period Dave has contributed countless hours to the service of the Koko Isle community. Dave has finally decided to pass the baton for a well-earned rest. We extend our heartfelt thanks to Dave for his extensive contributions to our community over these many years.

Meanwhile Kamu Yunson has agreed to take over this demanding job which we appreciate.

If you wish to participate in or contribute to the Building & Grounds Committee, please contact Kamu Yunson.

Kamu.Kokoisle@gmail.com

DOCUMENTS

Our Documents Committee has recently been working on updates to our House Rules. All owners will be receiving copies of the proposed changes for your review. To participate on the Documents Committee, contact Gary Bell.

GBell.Kokoisle@gmail.com

LEGAL

Our Legal Committee is always hopeful that they won't be needed and can fade away, but so far that has not been the case. If you wish to join or otherwise contribute to the Legal Committee, contact Nicole Cummings.

NicoleKokoisle@gmail.com



Board Opening

Interested in Serving on on the Board of Directors?

There is a position open on the Board of Directors. If you are interested in serving, please contact Oz Wroe (Board President).
Oz.Kokoisle@gmail.com

Keiki Safety

Driving Caution

As more families move onto Koko Isle, it becomes increasingly important for all of us to exercise extra caution while driving on the island. Let's all work together to keep our keikis safe.

Beauty at Koko Isle

The Colors of Koko Isle

Thanks to the efforts of the Hawaii Vista MasterScape team including; Jeremy, Roland and Mitch, the grounds are looking better every day.



HOUSE RULES

Highlighting a few Key Rules

QUIET ENJOYMENT

To allow everyone some time to relax in peace we provide quiet hours which are from 10PM to 8AM (except Friday, Saturday and day before major holidays where quiet hours start at 12AM. Maintenance, repairs or any use of noisy tools should be limited to Monday through Saturday between 8AM and 5PM.

PET WASTE

Please clean up after your pet. We have a zero tolerance policy for pet waste not picked up.

VISITOR PARKING

Visitor parking stalls are for visitors only. Any overnight parking in visitor stalls must be approved by the Manager and a parking pass must be placed on the dash.

POOL USE

Please remember to shower before entering the pool. Note that you may have no more than 7 guests in the pool per unit. There is no glass items of any kind allowed in the pool deck area. No food is allowed in the pool deck area. Anyone not potty trained or who have incontinence issues, should wear a swim diaper.

CARPORTS

Carports must be kept clutter free to keep our property looking first-class and to uphold our luxury image.



Landscaping Plans

Thanks to the advocacy of Barbara Nowak and her Landscaping Committee combined with the cooperation of our Landscaping Services provider, Koko Isle has arrived at a plan that involves a modest increase in our monthly landscaping fees in return for the labor for the installation of six upgraded landscaping zones each year for four years (24 totally new heavily landscaped zones which will essentially impact the entire island.



According to the plan, by Christmas of 2029 you won't recognize Koko Isle.



Many thanks to Joe Castiglione for the great job on our new dumpster enclosure fencing and a special thanks to Vance Fung for donating his time in the painting of our boat yard fencing.