



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

February 2025

Board Shorts

Reminder Koko Isle 2025 AOAO Annual Meeting:

The Annual Koko Isle Homeowners Meeting is scheduled for Monday March 24th, 2025, *Registration begins at 5:30pm and 6:00pm meeting call to order.* Three Board positions will expire. We are looking for community leaders to fill these positions. Please consider joining the Board of Directors if you are interested in contributing to the positive development of our community. The Board meets regularly to conduct community affairs through Board and Committee Meetings.



Nominations for candidates can still be made from the floor at the Annual Meeting.

All owners are encouraged to attend the meeting. Owners will soon receive the Annual Meeting Letter and proxy. However, whether you plan to attend the meeting or not, please complete, and sign the proxy and return it immediately using the pre-addressed stamped envelope that will be provided. This will help ensure that a quorum will be present so the Association business can be transacted. Please remember that if we fail to have a quorum, the meeting will have to be rescheduled, and the Association will incur additional expenses for a SECOND mailing. Proxies must be turned no later than 4:30pm on Thursday March 20th, 2025.

COMMUNITY ADVISORY:

Let's Be Good Neighbors:

We regularly receive these complaints from residents who wish their neighbors would just be more courteous or aware of unwelcome behaviors.

Owners Walking Dogs: We receive reports of individuals walking their dogs who stop too close to windows and sliding glass doors, peering into the units from outside. We kindly ask that you respect the privacy of your neighbors by not standing and staring into their homes. Instead, please continue walking your dog in a different direction. Keep in mind that stopping to look into others' units makes many residents uncomfortable. Thank you for your cooperation.



Urgent Dog Waste Help: Attention all dog owners! We have an estimated 51 dogs residing on Koko Isle. We need each dog owner to help police dog waste, a major nuisance and health hazard! If you notice anyone failing to pick up their dog's waste, please report it to the Resident Manager. A \$100 fine will be imposed for not picking up after pets. Thank you for helping keep our community clean! We also need your help with these issues:

Owners & Dog Waste: Residents report instances of individuals walking their dogs, who dump their dog waste into neighbors' trash bins. Please ensure that you pick up after your dog and dispose of the waste properly in designated waste receptacles or into your own gray trash bin. Please DO NOT use neighbor's trash bins for your dog's waste especially when they are empty.



Assistance with Trash Bins.

Loose Dogs Help: We continue to receive reports of residents letting their dogs out of their units unleashed to do their business. Please note, pets are not allowed to roam freely unleashed on Koko Isle.

Dog Waste Disposal In Dumpster Area: Dog owners can dispose of dog waste in the dumpster area by the Club House or in your own gray trash bin. When disposing of your dog's waste, please tie the bags closed before disposing into the dumpster to help reduce fly infestation and throw it into the dumpster, not on the cover or on the ground. See photo ----->



A low easy access "Dog Waste" Portal is there to assist.

Trash Bins Blocking Driveway: Residents report neighbors placing their trash bins in the middle of the driveway often blocking proper access to units. Please place your trash bins on either side of your driveways and please recover them as soon as possible after they are emptied.

Smoking on Patios: Residents report individuals who smoke on their patios, allowing the smoke to enter their neighbor's units. According to the Koko Isle House Rules - Quiet Enjoyment, nuisances of every kind and nature whatsoever are prohibited. This includes, but is not limited to, nuisances associated with noise, odor, smoke, litter and/or behavior, as reasonably determined by the Resident Manager and/or the Board of Directors. Keep in mind that smoke or smells entering into others' units makes many residents uncomfortable and who may not tolerate as easily.

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.

Flat Roof Replacement Begins:

On Top Roofing will begin flat roof replacement on or around Thursday, February 27, 2025, (weather permitting). The work will start with units that require immediate attention based on the evaluations of the flat roofs. Owners will be notified when the work is scheduled and can prepare their areas accordingly.

If you have solar or photovoltaic (PV) equipment on your flat roof, you are responsible for coordinating the removal and re-installation of the equipment to facilitate the replacement of the roofing material by the AOAO. Please discuss any work regarding the removal of your PV or solar panels with the Resident Manager before proceeding. We have coordinated with On Top Roofing to provide PV and solar services as needed unless you have a warranty arrangement 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 for the day.

During this flat roof project, please also take the opportunity to repair any owner-responsible items. Specifically, check the condition of your balcony flooring and railings. Consult the Resident Manager for the 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 those that are not in compliance.

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

Work will commence 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 through a separate Roofing Notice to the affected units.

Community Engagement Committee Notes:

House Rules on Holiday Decorations: Owner requested clarification of what constitutes a Bonafide holiday for decorations to include holiday periods. The documents committee will consolidate proposed changes to the House Rules and Declarations to include decoration periods. The committee will also consider the need to further identify Bonafide holidays as it relates to holiday decorations.

Marina Front Update: Dredging around the Marina is almost complete, and the proposed yacht club site will begin development in 2025. The old Hancock Landing dock is being installed at the monthly gas filling area to help improve flow of boats queuing for gas. The 50 slips planned for installation at the town center is stalled. Personal Watercraft is being redefined within the Marina. Boaters utilizing the visitors docks at the Marina will not be given the gate code and must call security to open the gate.

Approved Koko Isle Board Meeting Minutes:

Koko Isle Board Minutes are now available on the Koko Isle Website "Frontsteps" under the Internal Folder and as always is available to review in the Resident Manager's Office.

Up Coming Events:

Koko Isle Building & Grounds Committee Meeting: TBD

Koko Isle Board of Directors Meeting: Thursday, March 13th, 2025, at 6:00pm

Koko Isle Annual Board Meeting: Monday, March 24th, 2025, at 5:30pm Registration 6pm Meeting



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

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.

*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.



REGISTER NOW

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



Apple Store



Google Store



Call for more information :  808-440-5530