

Koko Isle

NEWSLETTER

April 1, 2026

NEW EMAIL ADDRESS

Please Note: The new Koko Isle email is:
kokoisle@kokoisleaao.org



Owners meeting, including those who couldn't attend but sent in proxies. Your assistance allowed us to have a successful meeting and elect new Board members.

We welcome back Carla Dunkelberger who was elected to continue as a Board Member and has also volunteered to serve as Secretary.

We welcome two new members, Tammy Mencil and Sheldon Young, who will be the Chairman of the Building and Grounds Committee.

SUMMARY UPDATES

BRIDGE

This project is moving forward following the Board's decision on the aluminum railing. The revised Request-for-Proposal is being prepared by our engineering firm and will be submitted to the expanded selection of capable contractors for bidding.



DOCK #1 INSTALLATION

Weather and contractor scheduling have led to delays, but we expect to see progress resume in the first half of April.

ELECTRICAL PEDESTAL INSPECTIONS

The inspection of our electrical pedestals should be complete by the end of the first week of April. The current outlook is favorable. Our electrical infrastructure is sound, and the electrical



inspector does not think that upgrading it will be necessary for a few more years.

FLAT ROOF REPAIRS

Flat roof replacements are expected to resume in June of this year.

LANDSCAPING UPGRADES

The installation of six upgraded landscaping zones is planned for this year. The six zones are the “island” in front of clubhouse parking, the area of circular planters by the 500-block, the areas in front of the clubhouse, and three zones at the main entrance to the property.

Our regular landscaping maintenance staff resigned from Hawaii Vista Masterscape (HVM) and they are now interviewing replacements.



UPCOMING MEETINGS

For Building Grounds Committee (BGC) members or owners wishing to get a project approved, the next BGC meeting will be held on Tuesday, April 28th a 6:00 PM online.

The next Board of Directors meeting will follow the BGC by one week and will take place on May 5th.

REMINDERS

Please note that residents of Koko Isle are not permitted to park in Guest Parking stalls. If you have a temporary guest staying with you, you can request an overnight guest pass from the office. For stays longer than two weeks you would need to show a return airline ticket.

Carports can be used for vehicles and boats/trailers as well as City & County trash and recycling receptacles, and bicycles. Surfboards, SUP boards, or kayaks can be hung from the ceiling. Ladders and limited amounts of lumber can also be hung from the ceiling out of sight. Miscellaneous other personal items cannot be stored in the carports.

PET OWNERS

Please check behind your dog to be sure you are not leaving behind any waste.



Pet behavior. Some pets are more social than others. If you have a dog that is “Behaviorally Challenged,” you may wish to consider enrolling him or

her in Island Dog Obedience school. (808) 428-9917. Their rating on Google and Yelp is 5.0 across 149 and 218 reviews, respectively.

PLUMBING



We wish to remind all residents that Koko Isle plumbing is not compatible with anything but toilet paper. Wipes (even “flushable” wipes),

tampons or other items other than toilet paper will eventually result in clogs.

TV AND INTERNET Spectrum

Koko Isle has signed a new 5-year bulk contract with Spectrum which includes Select Plus TV and high-speed internet. Spectrum is still processing the Agreement and has not yet countersigned the Agreement. Once they do that, they estimate 45 to 60 days to have service turned on. Therefore, we should have a new service in place around June 20th. To arrange service, please use the following numbers:

OWNERS 877.647.7732 (or Prop Mgrs)

TENANTS 833.697.7328

fioptics communities
powered by Hawaiian Telcom

Hawaiian Telcom’s **Fioptics Internet** is now available throughout Koko Isle! Residents can enjoy fast, reliable, **100% end-to-end fiber internet** designed to keep your home connected. Internet plans start as low as **\$30 per month** (pricing subject to change).

To sign up or learn more, contact **Dave Hokama** at **808-475-6236** or dave.hokama@hawaiiantel.com.

Hawaiian
Telcom

ANNUAL GARAGE SALE



Earlier, it was announced that there would be a community garage sale in the Spring of 2026. That is now cancelled and based on community feedback, we will continue to hold our garage sale in October.

CONTRACTORS

Just a reminder, if you have thoughts about changes you would like to see in how our contractors conduct their duties, please reach out to Dave rather than speaking directly with the contractors. Your kind cooperation with this

request will help us avoid confusion and result in less contractor employee attrition.

SHORT-TERM RENTALS



The office was recently visited by a short-term rental enforcement officer from the Department of Permits and Planning. I was told that they keep close tabs

on Airbnb, Vrbo, homeyhawaii and other similar websites. Please note that our house rules call for significant fines for violations of our 30-day minimum rental term. Koko Isle can be subject to penalties and fines for failing to exercise due diligence in the enforcement of our house rules, which prohibit rentals of less than 30-days. days, but charging less and allowing for early departure. The fines they impose are in the 5-figure range.

PEST CONTROL



Our long-standing pest control company is downsizing and cutting back on its commercial operations. As a result, they notified us that they would no longer be able to service our account. We obtained four alternative bids and selected the most competitive one, which was submitted by Orkin Pest Control. Orkin will be on the property twice as often as our previous provider and will be treating around all buildings, while also doubling our rodent control bait stations and providing an annual inspection of our buildings' exteriors for signs of termites.

Termite vigilance inside the units is something that we rely on all our owners and residents to help provide. If you see signs of termites in or

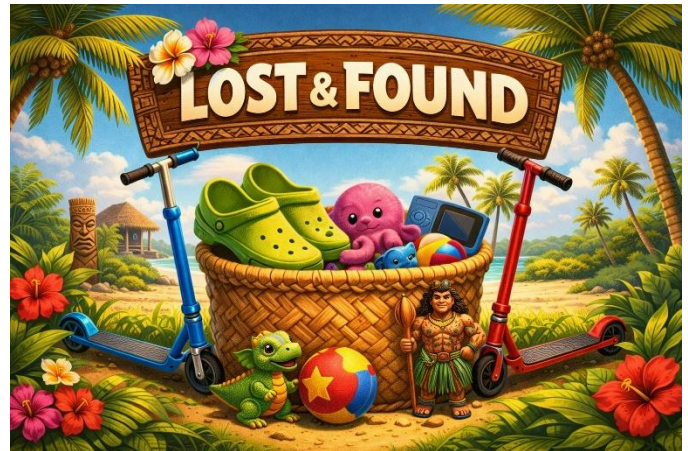
around your apartment please let the office know.



Orkin provides a special rate to all owners for in-unit spot treatment (focused on the kitchen and bathrooms) for only \$40, a rate less than half that of our former provider, but the in-unit service has to be coordinated with the regular monthly service date.

LOST & FOUND

Be sure to check with the office if you've lost anything.



Call the office to inquire: 808.375.5697

SEE SOMETHING WRONG?

Let Dave know:

Urgent: 808.375.5697

Nonurgent: kokoisle@kokoisleaoo.org