



April 2023

Board Shorts

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

President's Message: Attached is the Koko Isle AOAO President's and Treasurer's Report for the Board Year 2022.

At the March 28th, 2023, Koko Isle AOAO Annual Meeting, there were four board seats to fill. The community elected three new Board Members, David Tiller, Greg Yuen and Nathan Richards. We welcome them to the team and look forward to their fellowship and contributions. And re-elected, we are glad to welcome back Nicole Cummings voted onto the Board again!

We want to thank all past and existing Board Members for their hard work and commitment to improving the Koko Isle Community in 2021. We would also like to thank Greg Mau Treasurer for the many hours he put into the Koko Isle finances these past years, and past Building & Grounds Chair, Director Kelly Burke & Director Gary Bell for their contributions and assistance on the board last year. Your 2023 Board of Directors are:

2023 Board of Directors:

President: David Hurley
Vice President: Dede Mamiya
Treasurer: Alice Li Hagan
Secretary: Nicole Cummings

Directors: Cheryl Nolting
Oz Wroe
David Tiller
Greg Yuen
Nathan Richards

COMMUNITY UPDATE:



Join Koko Isle Community Website FrontSteps: Koko Isle encourages every resident to register with the new Community Website FrontSteps through Hawaiiiana. This service-oriented website gives owners the ability to view account balances, make payments, and receive notices and bulletins from the AOAO on Community issues. Owners can also view important Koko Isle Association Documents such as the Declarations, Bylaws, Amendments, and Board Meeting Minutes.

There is also a FREE App to use on your phone or pad! We have **74** Units signed up so far!!! To register, simply fill out an online enrollment request form at ownerenrollment.hmcmgt.com. Once submitted, you will receive an invitation by email to complete the enrollment process. Just follow

the link and instructions provided in your email invitation.

For additional assistance regarding the owner registration process, please visit www.hmcwebsupport.com. If you did not receive an email from kokoisle@kokoisleaoao.com to register for Frontsteps, check your spam or junk folder. Or email the Koko Isle Office at kokoisle@kokoisleaoao.com. We will be glad to help and surely hope that this service will provide you with an easy and convenient way to access the information you need!

COMMUNITY REMINDERS:

Pet Notes / Reminder:

1. Please Pick-Up your pet's POOP!!! More violations are evident around Koko Isle. Please help keep Koko Isle clean, please report any violators.

2. Dogs: We are receiving complaints of dogs barking continuously from court yards or back patios when left unattended or when owners are not home. As a reminder, it is against the law for dogs to bark constantly for 10 minutes, or unprovoked for 30 minutes on and off, to the disturbance of others. Dogs are barking during quiet hours in the central park area causing a "barkathon" that starts as early as 6 am nearly every morning until about 7:30 am. If your dog is a participant, please take appropriate actions to help reduce the "barkathon." The Humane Society suggests that good relationships with neighbors involve preventing and resolve barking issues.

Painting Project Update: Our Paint Project is 98% complete with only the Punch List Items and installing new Unit numbers remaining.

If you would like to get paint for touch up paint projects, the Resident Manager's Office **have 1-gallon cans to loan** for your touch up use. Please return the paint when your touch up project is complete. The Koko Isle Office is not passing out free paint for residents to keep.

If you want more than 1-gallon for larger projects, here are the colors available from the Sherwin Williams Store at 2733 South King Street, Honolulu, Hi 96826, phone: 808-947-8449.

The Koko Isle colors are:

SW7647 - Crushed Ice

SW7048 - Urbane Bronze

SW7650 - Ellie Gray

SW7757 - High Reflective White

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 Board Meeting: Wednesday May 3rd, 2023, 6:00pm at Koko Isle Club House.

Holiday Memorial Day – Monday May 29th, 2023, Koko Isle Office will be Closed.

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Koko Isle President's Report 2023

3/28/2023

Aloha neighbors and thanks to everyone for attending on this beautiful Koko Isle evening. As I say at the start of our board meetings, it is truly important for our residents to stay engaged with the activities of the AOAO board by attending these meetings, reading the board shorts, engaging with the committees and board members, and sending your ideas and feedback. The Board is regularly making important decisions on behalf of the community and relies on your engagement for successful performance of our duties.

As I highlighted throughout the year, Koko Isle is lucky to have such a dedicated group of volunteers and staff who give such selfless service, managing complex and sometimes controversial issues, all for the good of the community. I'd like to once again publicly thank the board who served this year and express my appreciation for their sweat and tears.

The official charter of the AOAO is to “...sustain and maintain the common elements of the property in quality condition through fiscally responsible programs of timely maintenance while promoting an Ohana atmosphere among its residents.”

We have many mechanisms to perform this task and communicate our actions to the community. Primarily this is through the detailed work of our committees (Building and Grounds, Finance, Legal, Landscaping, Paint, Documents, Clubhouse, Insurance, and Docks) whose work is reported to and approved by the full board. In addition to the expanded and more interactive board meetings, we have board shorts, meeting minutes, bulletin boards, and our improved and expanding community website, FrontSteps. This year we also had a record number of community engagement “Town Hall” events on topics such as paint selection, boat yard improvements, dock selection and leasing, and on understanding our finances and budgeting process.

I always encourage residents to engage our Resident Management team for the facts as Vince and Kellie are a true treasure for our community, and the best source for accurate information on community activities. The list of tasks that they routinely handle on our behalf are numerous – from reports, to repairs, to inspections, to managing contractors, landscapers, parking, incident reports, and dozens of PRFs and daily inquiries. They handle it all with patience and skill and I continue to believe they are the best RM team in Hawaii.

They particularly provide the oversight and execution of our community projects, the most visible actions of the association. Many of you know what a challenging task it is in Hawaii to find quality and affordable contractors, but especially so in the post-COVID financial and construction market, and as an AOAO.

Of course the biggest and most noticeable project this year was the \$800K Paint Project that started Aug. 2022 and is completing this month. Several committees worked hard to choose a designer, color scheme, and contractor, and they worked with our maintenance team and RM to continually assess issues and keep us progressing toward completion. Thanks to the dozens of people who worked on this important project.

The committees and RM also completed several club house renovations, to include the railings, floors and kitchen at roughly \$213k. We are looking at future clubhouse work to include the pool and deck area as we keep these important amenities in good condition.

We also overcame numerous challenges to complete our Community Boat Dock Replacement for roughly \$53k. More dock work in the Marina Park is planned for this year as well.

Many other daily tasks took place, unnoticed by most, but critical to our safety and maintenance of the common elements. We have planned landscape improvements, additional lighting, flat roof repairs, and bridge maintenance this year. We have added security cameras, upgraded lighting, improved irrigation and sewage lines, and improved water conservation and monitoring, saving thousands of operating dollars in the process. This is thanks to our RM team and maintenance staff, who have had a challenging year to say the least.

On the financial front, our treasurer kept a close eye on finances, tracking and scrutinizing our expenses, and analyzing our budget to maximize use of our dues and fees. He spent several additional hours this year giving informational briefings to the community on finances, and training other board members on the processes. I'll briefly summarize this important topic noting that our full financial statement is available for your review, and for any specific follow up questions to the details contained in it.

We voted to raise dues this year by 6%. You may recall that in 2021 we raised them 2.9%, and in 2022 we do not raise them at all. This is not a topic without spirited debate and close scrutiny and as always, there are many, many factors and projections that go into this decision. It was once again a balancing act of regulatory and legal constraints, managed risk, competing priorities, projects in progress and forecasted, unexpected requirements and changing cost factors impacts. This is a very challenging financial environment as you all know, especially in relation to maintenance and construction costs, and to keep the dues raise to only 6% was difficult.

Overall, the association annually collected about \$1.3 M in the form of dues and fees and spent about \$1.1M on normal operations, with much of the remainder going to our reserve projects, ending the year with \$635k in cash. With our prudent budgeting for projected requirements, and a coordinated team effort on budget management, we remain in a strong financial position for the long term with a careful eye towards future challenges.

Thank you again, to the board (especially the incredibly talented VP Dede Mamiya), our RM team, our Hawaiiana Associates (Sherwin and team) and to you all for your participation, attention, and continued support for your AOA Board.

Aloha,



Dave Hurley

President Koko Isle AOA