



**August 2020**

**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 and Treasurer's Report for the Board Year 2020.

At the July 22<sup>nd</sup>, 2020 Koko Isle AOA Annual Meeting, we welcomed 4 new Board Members, Doug Seifers, Kelly Burke, Nicole Cummings & Dede Mamiya to the team and look forward to their fellowship and contributions. We also want to Thank all past and returning Board Members for their hard work and commitment to improving the community of Koko Isle in 2019. We want to especially Thank Greg Mau, our President and all the Directors for his inspiring and team building leadership. We would also like to Thank past Directors, Buddy Morris and Henry Lew for their contributions and leadership over the past year!

**2020 Board of Directors:**

President:	Greg Mau	Directors:	Kurt Mencil	Nicole Cummings
Vice President:	David Hurley		David Tiller	Dede Mamiya
Treasurer:	Doug Seifers		Kelly Burke	
Secretary:	Cheryl Nolting			



Koko Isle AOA Annual Meeting while practicing social distancing.

**SAVE THE DATE: (Pending COVID-19 Guidelines)**

**Koko Isle Annual Community Garage Sale:** We will host our Koko Isle Community Garage Sale on October 24<sup>th</sup>, 2020 from 8 am to 12 noon. The Association will promote the sale in advance. Residents participating in the sale must provide their own tables, chairs, and displays for their sale. During the sale, all garage sale items and displays must not restrict vehicle or pedestrian traffic to and from adjacent units. When moving your car(s) out of your carport, please park on the other side of the bridge for the morning of the sale. This keeps our visitor parking spaces open for garage sale customers and guest parking open for non-participants.

## **\*Keeping everyone safe at our Koko Isle Swimming Pool & Gym:**

**Swimming Pool & Gym updated COVID-19 Federal, State and City & County guidance.**

### **Pool Standard Procedures:**

- 1. Use the Swimming Pool at your own risk.**
- 2. NO GUEST allowed, including children. (Koko Isle Residents only)**
3. Pool Hours: Daily 9 am – 9 pm.
- 4. Pool use limited to 10 people at one time in pool area.**
5. Pool use time limited to 1 hour per household per day if there is a wait list.
- 6. Pool Users reserve the pool using the sign-in/reservation log before entering to assist in tracking efforts.** Sign in sheet is located at the pool gate area under the stairs near office.
- 7. Failure to sign in will result in restriction from pool use as determined by the Board.**
8. All family members using the pool must be listed on Sign-In Sheet.
9. All Households must sign in and understands that by signing in they agree to hold the harmless the Association as indicated on the Sign-In Indemnification Sheet.
10. Restroom Showers are closed and off limits.
11. Face Masks must be used in all public areas to and from the pool.
12. Face Masks are NOT to be worn in the water of the swimming pool.
13. Always practice Social Distancing guidelines with anyone outside of your household.
14. Household members may bring your own lounge chairs.
15. No use of any of Koko Isle pool furniture.

### **Gym Standard Procedures:**

1. Gym users must sign-in on the log to assist in tracking efforts.
2. Sign in sheet is located on the small table in front of the Sauna door.
3. Face mask must always be worn during work out.
4. Sanitize before and after working out.
5. Surface sanitizer & hand sanitizer is located on small table in front of the Sauna door.

### **PROJECTS IN PROCESS:**

**Paver Project:** As a result of the recent “Stay at Home Order” and the increasing COVID-19 situation, the paver contractor is delayed until further notice.

**Street Light Replacement Project:** We finally received our approved DPP Permits to replace our streetlights. Schenk Electric began replacing streetlights on Aug. 3<sup>rd</sup> and is scheduled to be complete in early Sept. 2020. We are replacing streetlights and pathway lights in the Center Park.

**Approved Koko Isle Board Meeting Minutes:** Available in Resident Manager’s Office.

### **Up Coming Events:**

**Koko Isle Board Meeting:** August 18<sup>th</sup>, 2020 – (Online Zoom Meeting)

**Building & Grounds Committee Meeting:** TBD

**Holiday:** Labor Day Monday September 7<sup>th</sup>, 2020 – Koko Isle Office will be closed

Distributed 8/13/2020



## Koko Isle President's Report 2020

7/22/2020

First, I'd like to thank everyone for either coming out and attending our Annual Meeting in person or turning in your proxies so we can have a quorum in these difficult times of COVID-19. These are certainly interesting times and we're all doing our best to adjust. While we've been limited in some of our operations for the past few months, we still managed to have a successful board year in 2019 and into 2020.

Some of our accomplishments include:

1. Selecting a new managing agent, twice. As we requested a change in our account executive and began working with Gerald Lucero in the early part of our board year, we were all saddened by his personal loss and sudden retirement after a few months with us. Luckily, we then chose Sherwin Gasman to be our new property manager and he has done an excellent job for us. Sherwin is particularly well qualified to help lead us on the financial front, and I think will do a great job for us for years to come.
2. We also continued our paver project which has been managed extremely well by Vince. COVID has certainly affected our timeline, but I hope everyone agrees that the results appear to be a tremendous upgrade to our old asphalt.
3. While we were digging up asphalt, we also inspected all the common element portions of the sewer lines and made preventative replacements where necessary. It remains true that digging up and replacing pavers to do sewer improvements is cheaper than digging up and repairing asphalt, but replacing sewer lines where the surface has already been removed is the most efficient of all, so we did that wherever it was justified.
4. We also evaluated several proposals to replace our worn community dock and selected a bid for a new aluminum frame dock that we already made a deposit on. We expect it to be completed this year, subject to continued COVID restrictions.
5. We installed a new kayak rack to improve our use of space in the boat yard and provide the opportunity for more usage of our coming new community dock by such small boats.
6. We FINALLY were able to get permits to allow us to install our new street and park pathway lights just in the past couple of weeks. It was such a long and painful process, but we hope the end results will be worth the wait.
7. We've also made some upgrades, with even more to come, on our security camera systems. While we have not had a huge number of incidents, we hope that additional monitoring of the entire main road, clubhouse, and boatyard will help keep everyone and their property safer.

Beyond the actual accomplishments, we also spent considerable time in the planning stages for some other issues about to be finalized with details coming in the near future.

Soon we will be bringing the following proposals for comments or voting:

1. House Rule changes that have been approved by the board and will be sent for community comment soon. The highlights include some clarifications on rules regarding trash enclosures,

carport use, and awnings, in addition to some more specific language regarding vacation rentals to adjust to new state laws on the issue.

2. We also hope to bring you a vote to change our declaration to better clarify our policy regarding the maintenance of owner additions to the buildings. While our legal team has assured us that our current policies are already sound, we will be seeking some changes to better explain the process in our documents.
3. After much debate, discussion, and legal advice, our board has also finally come to an agreement on a plan for additional docks in front of the park for non-waterfront unit owners. The buildings and grounds and dock committees have spent many, many, hours over the past few years looking at this from every possible angle, and studying the history of what happened in the past, and we look forward to presenting our plans to everyone very soon. In order to implement our plans we will again need to change the declaration so please be on the lookout for the batch of proposed declaration changes to be coming soon. After all the painful time and work put in, I can honestly say that I think what we came up with will be an excellent solution which will be fair to both the AOA and individual lessees and improve our community in many ways.

We understand that Declaration changes are difficult with 67% of the membership vote required but please know that we look forward to the chance to explain why these changes will make our community better, and hope to have your support on these issues.

This past year, Cheryl Nolting did a great job as our Treasurer with our financial team getting lots of volunteer assistance from Doug Seifers, even during Doug's mandatory year off from board service. I'd like to thank both Cheryl and Doug for their substantial contributions but will also mention some of our financial highlights myself in lieu of a separate Treasurer's report this year.

The association currently collects about \$1.2 million in the form of dues and rental of common element assets. We spend about \$900K on normal operations, pay a bit over \$100K to our paver loan, and put the remaining \$200K towards funding our reserve projects.

As many of you know, we have not had to raise HOA dues for the past 8 years, despite rising costs in many areas, and the association doing over \$4 million in project improvements. It's something I'm very proud to have been a part of. We paid for all this with big windfalls including improvements in our reserve planning, our roof insurance claim, our paver loan, and numerous operational improvements by Vince and Kellie over the years.

Even while adding projected payments on our loan, we remained in a solid financial position with our reserve plan as of the end of last year. Unfortunately, this seems to be the year where our remaining cushion has been eaten up. As we attained bids for various future projects like painting, bridge spall repair, mandatory clubhouse renovations, and lighting installation, we found ourselves needing to account for another \$692K worth of reserve project estimate increases. While we have mitigated some of that number through even more operational efficiency and planning changes, and do not have an increase for 2020, it is probably about time to raise our monthly dues to give us a little more breathing room.

We do have some ideas about areas to improve our financial position further, and rest assured that we will do everything in our power to redouble our efforts to save money where appropriate, but absent some substantial confirmed development, we are looking to raise rates 5% in 2021 and still project 3% annual increases going forward as usual.

As has been the case for the past several years, any board I will be a part of will aim to ultimately avoid many of these increases through improvements in planning and operational efficiency, but will not look to defer any maintenance that would end up costing us more in the long run.

Though we may have to raise dues a bit in the coming years and do not have many areas to expect increased cost savings from in the future, in my opinion, we still remain in a relatively positive financial position with many of our major assets having been upgraded recently and we are unaware of anything looming out there that would trigger some mandatory special assessment. We don't want to hold any more of your money than is definitely necessary and we will continue to operate as such.

We also do have some funded projects to look forward to in the near future including:

1. Painting of all the buildings including siding repairs scheduled for the next year, with the COVID delay caveat.
2. Flat roof coatings that have been delayed are still expected to begin, though we need to evaluate some issues with our recent coating projects and perhaps some alternative products before we start again.
3. Clubhouse railing, flooring, and staircase replacements.
4. New pool and clubhouse furniture.

Projects that we do not have budget for, but I would like us to work on include:

5. Formalizing some of our landscaping plan timing in accordance with our concept master plan as we are not able to replace or improve our landscaping all at once without the budget for it.
6. Additionally, with what's left of our financial cushion gone, many of the clubhouse and pool area upgrades contemplated in our master plan will be estimated and brought to the community for a vote to see which improvements we are interested in doing via a small special assessment, temporary dues raise, or other funding mechanism. Without any unaccounted-for funds to attempt these optional projects, I am still hopeful people will support some improvements as indicated in our master planning feedback sessions.

I'd like to thank the entire board and management team for all their efforts and contributions towards another successful year for Koko Isle. Hopefully, my long report gives you an insight into more of the issues our team deals with.

Thank you all for your attention and continued support. Please be careful in these strange times and take care of yourselves and your families as best you can.

Sincerely,

Greg Mau  
President Koko Isle AOA