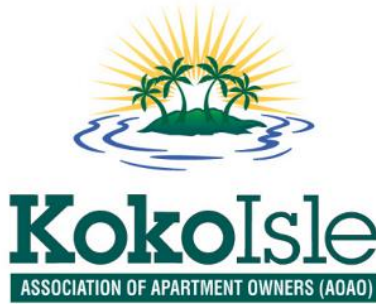


May 2021



Board Shorts

ASSOCIATION OF APARTMENT OWNERS OF KOKO ISLE PROPOSED AMENDMENTS

On Dec. 4th, 2020, The Koko Isle AOA Board of Directors distributed ballots requesting consideration and votes on proposed amendments to our governing documents (Declaration and By-Laws). These amendments addressed two main issues: 1) Maintenance responsibility for additions, and 2) Docking areas for non-waterfront units. Pursuant to our governing documents, an affirmative vote of 67% of unit owners is required to adopt any amendment. For each issue, we attached background information and text of the proposed amendments to help owners make well informed decisions.

Both proposals passed exceeding the required 67% of Owners Approval and are now adopted. Below are the results of the Community votes on the proposed Amendments. Once the documents are finalized and recorded, we will post them on the Koko Isle website and FrontStep or you can request a copy.

We thank you for your time and attention to these important matters.

1. Amend Paragraph A.1(d) of the Restated Declaration and Article IV, Section 1 and Article V, Section 2 of the Restated Bylaws so that all the lanais and decks are the responsibility of the owners, except that the Association may paint the exterior of the lanais, decks, and additions at the association's expense; and amend Paragraph H of the Restated Declaration and Article IV, Section 1(b) of the Restated Bylaws to confirm that the Association only assumes responsibility for additions made by the Board to the common elements.

Count as of 5-19-21:

Proposed Amendment #1

In Favor – 72.58% (90 Units in Favor)

Against – 18.548% (23 Units Against)

Not Marked - .0%

2. Amend Paragraphs M.2 of the Restated Declaration, delete Exhibit C of the Restated Declaration, amend the Condominium File Plan, and add a new Section 2A to Article V of the Restated ByLaws so that the Board can reconfigure the non-waterfront docking areas and adopt a new form of lease, and to confirm that the owners are responsible for providing maintenance and insurance on their docks for the duration of their lease; and amend Paragraph H of the Restated Declaration to clarify that owners who lease non-waterfront docks are responsible for the maintenance and repair of their docks, except as provided in the By-Laws.

Count as of 5-19-21:

Proposed Amendment #2

In Favor – 81.45% (101 Units in Favor)

Against – 9.6774% (12 Units Against)

Not Marked - .0%

COMMUNITY UPDATE:

1. **Pool, Gym, & Club House Open:** After several months in Tier 3, Oahu continues to loosen and adjust restrictions in Tier 3. The Koko Isle Board of Directors and Hawaiiana Management Company are reviewing the changes and are updating our Koko Isle COVID-19 Rules to comply with the more recent Tiered Guidance.
2. **Use of Premises - Parks:** Reminder to all residents when using the Koko Isle Parks, please be aware of House Rules related to prohibited private events, excessive noise, wheeled toys on the Central Park walkway & no playing on the Koko Isle trees or roadway.
3. **Community Website FrontStep:** Koko Isle encourages every unit resident to register with the new Community Website FrontStep through Hawaiiana. This service-oriented website gives owners the ability to view account balances, make payments, and receive notices and bulletins from the AOA on Community issues. There is also a FREE App to use on your phone or pad!

To register for this service, simply fill out an online enrollment request form at ownerenrollment.hmcmgt.com. Once this form is submitted, you will receive an invitation via email to complete the enrollment process. Just follow the link and instructions provided in your email invitation. For additional questions or personalized assistance regarding the owner registration process, please visit www.hmcwebsupport.com. We hope that this service will provide you with an easy and convenient way to access the information you need!

Pet Notes / Reminder:

1. **Please Pick-Up your pet's POOP!!!** We have received an increase reports of dog poop around our community. 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 involves preventing and resolve barking issues.



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

Up Coming Events:

Holiday Memorial Day – May 31st, 2021, Monday Koko Isle Office will be Closed

Boat and Dock Committee Meeting: Monday June 7, 2021, at 6:00 pm

Building & Grounds Committee Meeting: TBD

Koko Isle Board Zoom Meeting: July 1st, 2021, Thursday 6:00pm (pending)

Independence Day 4th of July – Monday July 5th, 2021, Koko Isle Office Will be Closed

Distributed 5/28/2021