



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

January 2025

Board Shorts

Happy New Year from Your Board of Directors:

Mahalo for your support and Aloha over the last year! In 2024, we installed 6 Non-Waterside Unit Docks at the Waterside Park, completed an Engineer Assessment Report for the Koko Isle Bridge by WJE Engineering Inc, completed a 3rd party Reserve Study by Armstrong Consulting Inc., selected On-Top-Roofing Inc. to repair our flat roofs, installed pathway lights in Center Park, installed an AED Device at the Club House, and made progress on our Landscape Improvement Plans. For 2025, we plan to repair the Koko Isle bridge, replace flat roofs, install security cameras in the 600-900 blocks, asphalt seal and stripe the main road, and hope to begin the landscaping improvements of Koko Isle.

Koko Isle 2025 AOAO Annual Meeting & Petition For Koko Isle Board Members:

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.

Please submit your resume by mail to Hawaiiana Management Company, Pacific Park Plaza, Suite 700, 711 Kapiolani Blvd, Honolulu, Hawaii 96813, Attn: Managing Agent: Sherwin Gasmen, or email to Sherwin Gasman at sherwing@hmcmgt.com.

To have your name printed on the ballot and your resume distributed by the association, resumes must be received by **February 2nd, 2024, 4:30pm**. You may also drop it the Koko Isle AOAO, 315 Koko Isle Circle, Honolulu, Hawaii 96825, or email to kokoisle@kokoisleaoao.com. Please note, nominations may also be made from the floor at the meeting.

COMMUNITY ADVISORY:

The Koko Isle Bridge Is Safe and Overall, in Satisfactory Condition:

Below is an excerpt from the Koko Isle Bridge Assessment Report summary completed by WJE Engineering, Inc.

“Based on our observations and assessment findings, the Koko Isle Bridge is in an overall satisfactory condition for its age and service environment. The bridge deck is in

satisfactory condition and has some concrete deterioration generally concentrated in the soffit at the west end of the deck and between the abutment back wall and diaphragm at the east end. Waterproofing systems and/or cathodic protection

systems could be used to reduce the deck deterioration. Given the good condition of the girders, deck replacement is most effective method to extend the bridge service life. The girders are in good condition with minimal chloride contamination and carbonation of the concrete detected. The abutments are in satisfactory condition with some concrete spalls occurring below the girders. The railings are in poor condition and require extensive repairs. Due to the extent of repairs required, in our opinion, replacement of the railings is a better long-term solution.”



The Koko Isle Board is currently working with WJE Engineering, Inc. to develop a comprehensive multi-year maintenance plan aimed at preserving the bridge's overall integrity. Depending on the prioritization of various maintenance needs, it is possible that the railings, although unsightly, may not be the first item prioritized for repair.

Help With The Special Assessment Payments: Due Jan. 1, 2024!

- Notice and payment stubs were sent to all owners in Nov. 2024, copy below.
- Owners on Surepay will have payments automatically deducted.
- Owners on another method of payment had coupons mailed to them with the Assessment notice.
- Owners who want to prepay the whole special assessment, or do not want the payment deducted on Surepay, should contact the Hawaiiana Accounting Department to arrange the changes.
- For all assistance call Hawaiiana Account Specialist Team at 808-440-5530 or email at: paymentinquiry@hmcmt.com.

4th Reminder / Urgent: Hawaii Kai Marina Community Association Fees:

Koko Isle owners pay their Hawaii Kai Marina Fees directly to Hawaiian Properties, Inc. The Marina Fee is no longer a part of the Koko AOA Maintenance Fee. The Hawaii Kai Marina Community Association Fee of \$575 was due January 1st, 2025. In November 2024, Hawaiian Properties, Inc. mailed the 2025 Bill Notice to each Koko Isle owner. For questions, please call Hawaiian Properties, Inc. at 808-539-9777 or email hp-customer@hawaiianprop.com.

Christmas Tree Disposal: Our landscape contractor, Hawaii Vista Masterscape, will help us dispose of real Christmas trees for Koko Isle residents. They will turn our Christmas trees into mulch to be used on Koko Isle. All decorations & ornaments must be **REMOVED** from your Christmas tree, if not your tree will not be picked up. To confirm pick-up, contact the Koko Isle Office at 808-395-3355 or kokoisle@kokoisleaoao.com. Have your Christmas tree in your carport or grassy area in front of your unit on Monday January 13th, 2025, to Wednesday January 15th, 2025, by noon.



If you chose not to recycle your tree through Hawaii Vista's offer above...

Do Not Throw Christmas Trees in Koko Isle Dumpsters Dump Fees will be charged to violators!

City and County of Honolulu Guidance: Recycle Your Christmas Tree - Even when the holidays are over, we should continue to keep our environment beautiful. Instead of throwing your tree away this year, opt for recycling. When you recycle your tree, it can be repurposed into mulch or wood chips instead of ending up in the landfill. Here are a few options for recycling below.



CHRISTMAS TREES

- Cut and put in green curbside recycling cart.
- Drop off at city disposal sites.
- Drop off directly at a composting facility.

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:

AED Training Reminder: Tuesday Jan. 14th, 2025, at the Club House at 6pm. See below.

Dr. Martin Luther King Jr. Day: Monday, January 20th, 2025 – Koko Isle Office will be Closed.

Koko Isle Board of Directors Meeting: Tuesday, January 28th, 2025, at 6:00 pm


President’s Day: Monday, February 17th, 2025 – Koko Isle Office will be Closed.

Koko Isle Board of Directors Meeting: Tuesday, March 18th, 2025, at 6:00 pm

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

AED Training Reminder: We have 20 people signed up to attend.

Presented by Koko Isle and AED Institute



2025 CPR/AED INSERVICE

Do you know the difference between a Heart Attack and Cardiac Arrest?
Are you prepared to save a friend or family member’s life?

Join us to learn life-saving skills in a comfortable and relaxed environment!

You will learn:

- How to recognize a Heart Attack vs Cardiac Arrest.
- Hands-on CPR Skills for Adult, child, & infant.
- How to use the new AEDs in your community.
- We will answer all your questions and blast all your fears!



Koko Isle

Tuesday, January 14, 2025
6:00PM-7:00PM

Location: Koko Isle Club House

Register: Email Koko Isle Office
kokoisle@kokoisleaoo.com
or 808-395-3355

JOIN US

All ages welcome!



The Koko Isle AED Device is located at the Club House under the stairs, just in front of the Resident Manager’s Office. See photos below for reference



Koko Isle Has One OnSite NOW at the Club House. See back of this flyer for location.

See the reverse side for more information. Distributed 12-30-24



HAWAIIANA

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November 2024

Dear Koko Isle Owner,

Aloha! Your Board of Directors carefully reviewed and approved the 2025 Operating Budget and Reserve Study. Hawaii Revised Statute 514B requires that owners be provided with certain information on an annual basis about the Operating Budget and Reserve Study. This data is enclosed for your information.

The monthly maintenance fee effective January 1, 2025, is \$ 1,054.49 (a 9% increase from the current amount of \$967.42) and a special assessment of \$4,500.0 per unit to be collected quarterly (\$1,125 per quarter). This is the result of an overall increase by 17% in the 2025 operating expenses driven largely by projected increases of up to 26.7% in the insurance premium as well as across-the board increases in other operating expenses. We will receive the final confirmation of our insurance premium increase at the end of December 2024. The increase is also needed to ensure adequate reserves for future projects.

The Association conducted its independent reserve study with Armstrong Consulting, Inc. to comply with HRS514B-148(a) which now requires such an independent review. The reserve expenses are projected to be funded by the special assessment. Note that the total assessment is less than the amount recommended by the independent reserve specialist. The study is available upon request at the Resident Manager's office.

As you were previously notified, Hawaii Kai Marina Community Association will be billing and collecting its marina fees directly from you, therefore these marina fees are not included in your maintenance fee billings.

Enclosed are coupons and return envelopes for the months of January – December 2025 (except for those of you on our automatic SurePay Plan, in your case coupons are not needed). Please make your check payable to "Koko Isle" and return the larger portion of the coupon for the appropriate month with each payment.

If you are not already using our Surepay system for automatic payments, please call Hawaiiana Management Company Ltd. for an application or you may visit the website at www.hmcmtg.com. You may also contact the Accounting Specialist Team at (808) 440-5530 or by email at paymentinquiry@hmcmtg.com.

If your maintenance fees are paid by a bank or bill payment agency other than Hawaiiana's SurePay plan, please inform that agency of the new maintenance fee amount, effective with January 1, 2025, payment.

Thank you for your cooperation and have a safe and Happy Holiday season! Best wishes for a healthy and prosperous New Year!

Sincerely,

FOR THE BOARD OF DIRECTORS
KOKO ISLE

Sherwin Gasmen
Management Executive

Jan 13th, 2025