



July 2017

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts

Koko Isle Revitalization 2017 Project: The 2nd Koko Isle Revitalization Plan 2017 Town Hall Meeting was held on Thursday June 22nd, 2017 at 6:00 pm. Architects Hawaii presented preliminary concepts to the community. Koko Isle owners had a chance to see the creative ideas AHL proposed to begin to achieve the community's revitalization goals. The community provided additional feedback to help refine the information for the design team and the Koko Isle Board of Directors to help everyone make more informed and coordinated decisions that address what's important to the owners of Koko Isle.

- Completed AHL meetings with Building & Grounds, Landscape, and Club House Committees.
- AHL now working on first draft of proposals and roof selection.
- AHL completed the 2nd AHL hosted Koko Isle Town HALL meeting. AHL now working on draft for Board consideration.

Attendance Summary: Total Owner Attendees: 39
 Total Units Represented: 26
 Percent Units Represented: 20.9%

Community Maintenance: As we continue to improve our Koko Isle maintenance and appearance, we announced in the last few Board Shorts that we are looking at waterside views and window air conditioner installations, this month let's review our window coverings as they apply to our House Rules.

Window Coverings: Our House Rules ask that Window coverings of any type, (such as, for example, drapes, curtains or blinds) shall be neutral in color when viewed from the common elements or the marina, and torn, worn or frayed window coverings shall be replaced. Let's all look at our window covering appearance from the roadside and replace if needed.

Reminder Sewer Pipe Maintenance: Helpful Hints to protect your sewer lines from backing up. Our sewer lines are 50 years old and can easily get clogged, so with proper preventive care we can stop many mishaps.

1. DO NOT flush diapers down the toilet.
2. DO NOT flush any flammable or hazardous materials down the toilet. It is not only damaging to the sanitary sewer system, it may be dangerous and illegal.
3. DO NOT put "flushable" paper products (such as moist wipes) in the toilet other than toilet paper. They do not deteriorate like toilet paper and we have had problems with these despite the products claiming they are safe.
4. DO NOT flush feminine hygiene products down the drain.
5. Always wipe down greasy pots and pans with a paper towel and dispose of it in the garbage.
6. Pour cooled oil, fats and grease into a can with a tight lid (i.e. coffee can) and dispose of it in the garbage.

Coconut Tree Trimming: It's that time of year when we need to trim our coconut trees. The contractor is scheduled for the Week of July 31st, 2017 to August 4th, 2017. Please be aware that trucks and other equipment will be parked on the road so please drive with caution. Hawaii Vista Masterscape is our contractor that will be trimming our Coconut trees. ***If you have trees in your privacy area that you would like or need trimmed or removed, you can call Tom Emilio directly at 808-384-8555 to schedule an evaluation and quote.

PROJECTS IN PROCESS:

- a. **Preparation for Roof Replacement: We had planned to start 2nd level pitched roof replacement around July 2017, however it has now been delayed a month to September 2017.** Owners can prepare in two major areas. First, those owners with Solar or PV equipment on the 2nd floor pitched roofs are responsible to coordinate for the removal and re-install of your equipment to allow the AOAO to replace the roofing material. Please coordinate with the Resident Manager before commencing any work on PV or Solar Panel removal. We are coordinating with the roofing company to provide PV & Solar services as needed. Secondly, owners with storage in attics need to prepare to have stored items removed or covered to protect from exposure and dust/debris during the replacement process. More guidance on both these and other issues soon to follow.

Neighborhood Safety Awareness:

With summer season upon us, there is an increase in guests of Koko Isle Residents. Please remember to advise your guests of Koko Isle House Rules and safety requirements at the swimming pool.

1. The Swimming Pool area gate needs a key and shall only be opened to enter the pool area and shall be left closed and locked at all other times.
2. **Anyone entering the pool is required to shower first.**
3. **Guest usage of the pool is limited to seven guests per unit.**
4. **NO food, beverages (except for water), alcohol, or glassware allowed in pool area.**
5. Infants and toddlers are required to use swim diapers.
6. No balls, toys, air mattresses, boogie boards, or Styrofoam equipment.
7. **Pets are not allowed.**
8. **No jumping or diving into the pool from the handrails or fence; jumping or diving into the marina from the adjacent seawall or the clubhouse; running, pushing, screaming, yelling or engaging in "horseplay" or other dangerous behavior; using loud, lewd or offensive language or loud music; and No pets or smoking is allowed.**

Other common House Rules guests are not aware of:

- a. No over-night parking without a parking pass. Passes available at the Resident Manager's office.
1 car was towed and 5 Green Stickers were issued in June.
- b. No Skateboarding, skating, wakeboarding or use of other such devices on any portion of the common elements are allowed.
- c. All pets must be walked on a leash under your control.

Up Coming Events:

Bulk Pick Up: Wednesday July 26th, 2017

Next Board Meeting: Monday August 14th, 2017 6:30pm

Board Minutes: Approved Koko Isle Board Meeting Minutes are available to view in Resident Manager's Office.