



July 2018

KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

Board Shorts

PROJECTS ALMOST DONE:

Roof Replacement: M&R Roofing has completed the roofs on 116 of 124 (94%) units scheduled and most recently the Club House! With the completion of the re-roofing project near, it will be at least 40 years before this project is undertaken again! Thank You to all residents for your patience, cooperation, and assistance throughout the project period!



PROJECTS IN PROCESS:

Paver Project: The Paver Project is on the calendar! An adjustment but the Paver installation is now estimating an August 13th, 2018 start. We will also be coordinating sewer and storm drain inspections and repairs as needed. In general, we are looking at inspecting and repairing our sewer lines, both AOAO and Private areas the same way we recently did our plumbing inspections. We will coordinate with sewer maintenance companies an opportunity to inspect and repair each unit during that period of paver installation. More detailed information will be forthcoming.

COMMUNITY UPDATE:

Message from The Treasurer: The Koko Isle House Rules reflect that unit owners are responsible for the maintenance of the interior plumbing of their unit. This also means that any damage to your unit or that of a neighboring unit(s) caused by any leaking water or sewage is the responsibility of the unit owner. The Association maintains very limited insurance coverage for water damage which includes a deductible amount of \$25,000 per occurrence and the coverage is for “as built”. I urge all unit owners to carefully review your own home owner’s insurance policy coverage to make sure you are adequately covered in the event of a damaging water or sewerage leak.

Doug Seifers , Treasurer

Window Air Conditioners: Please note that all window air conditioners require a Project Request Form approval before installation and that owners are responsible for the proper installation and maintenance of the AC unit. This includes appropriate appearance from the outside, where units shall present a clean, neat, uncluttered, and attractive appearance. We are asking that you look at your AC, be sure you have an approved PRF, it is properly installed, and that its appearance from the outside provides a clean and tidy appearance.

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.

NEIGHBORHOOD SAFETY AND AWARENESS:

With summer season upon us, we've seen 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. Anyone entering the pool is required to shower first.
2. Persons with infectious or communicable diseases are not permitted in the pool.
3. Guest usage of the pool is limited to seven guests per unit.
4. **No food or beverages (except for water). Alcohol, and glassware are prohibited.**
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.

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.
- b. 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.
- c. Requests to reserve the Upstairs of the Clubhouse for a private function shall be directed to the Resident Manager. The Swimming Pool and downstairs facilities are not included in the reservation and are closed to the private function.
- d. No Skateboarding, skating, wave boarding or use of other such devices on any portion of the common elements are allowed.

Pet Notes / Reminder:

1. **Please Pick-Up your pet's POOP!!!** We have noticed an increase in dog poop around our community.
2. Cats: We continue to receive many complaints about loose cats, entering neighbor's private courtyards and doing their "business" around other units. As a reminder cats or dogs are not to be let out of your privacy area to roam freely on the property.

With more people on the island, let's increase our awareness with the following safety tips that we can do right now to protect our neighbors and ourselves:

1. Introduce yourself and get to know your immediate neighbors, their guests, and their vehicles;
2. Take common sense precautions to protect yourself, family and valuables by:
 - a. Locking all downstairs doors and sliders.
 - b. Locking gated Privacy Areas from the inside at all times.
 - c. Keep vehicles locked at all times.
 - d. Store valuables in a safe bolted to the floor. Inventory and fully describe valuables (jewelry, coins, etc.) Pictures will greatly assist any reports for insurance purposes.
 - e. Keep carport lights on during hours of darkness.
 - f. Do not allow strangers into your apartment FOR ANY REASON.
 - g. Call 911 for all suspicious activity. Notify the Resident Manager with an incident report.

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

Up Coming Events:

Next Building & Grounds Committee Meeting: Aug. 2nd, 2018

Next Board Meeting: Monday August 13th, 2018 6:30pm

Bulk Pick Up: Wednesday August 22th, 2018