



BOARD SHORTS

*A Quick Recap to Members, of the Events
At the September 2009 Board of Directors Meeting*

Electrical Pedestals/ Hurricane Clips

The first priority for this Board was to establish a strategy for renovating and rehabilitating the electrical pedestals. We received the Evaluation Report from Moss Engineering last week and the Building Committee is reviewing it. The preliminary findings suggest that we may be able to get this project underway early in 2010.

We know that you're getting tired of hearing about these two projects, but, in the case of the clips, we had to have custom stainless steel clips manufactured, stress-tested and installed. The first phase of the clip project is now complete.

Painting

Clearly, our next highest priority is the painting project. We're looking at repainting the entire project in 2010.

Koko Isle was last painted in 1998. We were supposed to repaint in 2003. The Reserve Study had the painting project pushed back to 2014. This is 'deferred maintenance.' The net effect is that we can expect the cost to rise substantially. We have exterior siding on some of the units on the Windward side of the island that has deteriorated from lack of weatherproofing

The project will require some important maintenance work before we can start. We've looked at cleaning up some of the landscaping and refurbishing many of the trellises.

The Painting Committee has been working with Jill Morton, the same project manager who worked with us eleven years ago. They will have some suggestions about the color palette as we get closer to the project.

It might be nice to freshen the look of the island, and based on our first three painting quotes, the cost of staying with the gray or evolving into something a little more modern is the same.

Landscaping

As we've said before, our basic plan is to, over time, reduce maintenance while maintaining the resort feel of our island. We removed five olive trees in the central park and that's been a big step towards freeing up some of our maintenance crew.

To put this basic idea, 'reduce maintenance,' into scale, roughly 70% of our total labor budget goes into landscaping the 14 acres that comprise this island.

We will be looking at trimming and thinning some of the larger trees that have become a maintenance problem or a safety hazard. Top of the list is the false fig in the 500 block. We've had numerous complaints about people slipping on the rotting fruit, it's destroyed the bases for the electrical pedestals in the area, breaking up pavement and it's caused fairly severe structural damage to one of the units.

Any trees that are growing up under the eaves, into the roofs, or causing structural damage to units will also be catalogued and scheduled for maintenance. Since some of these are in privacy areas, the individual owners will be asked to take care of the trimming.

There is a map available in the office that delineates common areas, shared common areas and privacy areas. Ask Rick, our Resident Manager, for a copy if you'd like more information.

The biggest contribution that we can all make is to provide support to our landscaping crew wherever we can. Everyone is encouraged to pitch-in to help maintain our island.



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)