



KokoIsle
ASSOCIATION OF APARTMENT OWNERS (AOAO)

March 2025

Board Shorts

Reminder Koko Isle 2024 AOAO Annual Meeting:

The Annual Koko Isle Homeowners Meeting is scheduled for Monday, March 24th, 2025. Registration will begin at 5:30 PM, and the meeting will be called to order at 6:00 PM. Four Board positions will be expiring, and we are seeking community leaders to fill these roles. 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 manage community affairs through Board and Committee meetings. Nominations for candidates can also be made from the floor during the Annual Meeting.



Only owners of record, as shown in the Association's books as of the close of business on March 24th, 2025, or their designated proxy holders, will be entitled to attend and vote at the meeting. A photo ID may be required.

All owners are encouraged to attend the meeting. Each owner was sent an Annual Meeting Letter and proxy. If you have not submitted your proxy, please plan to attend. Remember, if we do not achieve a quorum, the meeting will need to be rescheduled, incurring additional expenses for a second mailing. Proxies must be submitted no later than 4:30 PM on Thursday, March 20th, 2025.

PLEASE submit your Proxy "For Quorum Purposes Only", even if you plan to attend and especially if you cannot attend, so, we can confirm the quorum!

COMMUNITY ADVISORY:

Carport Inspections - Week of April 21st, 2025:

Below are a few tips to help with Carport Clutter:

- How long has it been stored and since I last used it?
- Do I like it or really need it?
- Does it work properly? - Is it broken?
- Do I have more of this item? How many do I need?
- If I keep this, what will I get rid of to make room for it?
- Can I locate this somewhere else if I need it?
- Is my carport in compliance with the Koko Isle House Rules?
- Is my carport reflective of our Koko Isle Community and respectful of my neighbors?

To view Koko Isle House Rules on carport standards, go to Website: www.kokoisle.net.



Did You Know the tiny “Kolea”, known to the world outside Hawaii as the Pacific Golden Plover, are among the world’s mightiest long-distance flyers. They arrive in Hawaii in early fall and stay through the end of April.

Each year, our Kolea fly over 3,000 miles from their nesting grounds in the arctic to winter in Hawaii and other Pacific Islands.

Kolea return to and vigorously defend the same spot in both their summer and winter grounds, an extreme example of what ornithologist’s call “site faithfulness.”

Many make Koko Isle their winter home and return here annually. Their return flight to Alaska, Siberia, and other arctic destinations is synchronized to within a few days of April 25.

The bird’s Hawaiian name, kolea, a phonetic imitation of its keening flight call, has come to mean “one who takes and leaves.” Ai no ke kolea a momona hoi i Kahiki! goes one Hawaiian proverb: The kolea eats until he is fat and then returns to the land from which he came.



Lost & Found Items:

If you lost items on Koko Isle, please reach out to us via email at kokoisle@kokoisleaoo.com or call our office at 808-395-3355. We have several items that we believe owners are missing, including keys, audio devices, glasses, and more. If you can describe the item, it is yours!

Community Engagement Committee Notes: Did you know?

When a new project arises, the board members interview several vendors. For example, the ongoing flat top roofing project, proposals were sent to 13 vendors and 7 responded. Of the 7, 5 vendors were interviewed by the board and resident manager over a 2-day period.

The notes from the interviews are then thoroughly discussed at the committee meeting level (in this case and in most cases, the Building and Grounds Committee). After discussion, the committee then votes on what they deem to be the best cost value proposition for Koko Isle.

Then, at the next board meeting, the relevant committee presents their recommendation to all board and community members present. After the presentation, the subject is then open to discussion and comments from the board, community members and resident manager. After the discussion concludes, the board members publicly cast their final votes on their selection of a vendor.

In this example, On Top Roofing was selected unanimously and the Resident Manager was given the responsibility to provide oversight for the project by the board. In this capacity, the RM reports back to the BGC and board on progress, challenges, or changes in costs, scope, or timelines that can occur during the execution of the project.

If you have a background or knowledge in construction, project managing, finance or any other skill relevant to bettering our community or just want to get involved, please come to the next board meeting on March 24th. We now have 4 board member vacancies.

And, if you do not intend to attend the meeting, please do not forget to turn in your proxy!

Flat Roof Replacement Plan Begins:

On Top Roofing began replacing flat roofs on Monday, March 3rd, 2025. The initial work focuses on units that require immediate attention based on contractor evaluations of the common area flat roofs on Koko Isle. Homeowners will be notified two weeks in advance when their specific work is scheduled and can prepare their areas accordingly. We plan to repair 44 units in 2025 and 26 Units in 2026. See when your unit is expected to be replaced in the chart below.



If you have solar or photovoltaic (PV) equipment installed on your flat roof, you are responsible for coordinating the removal and re-installation of this equipment to facilitate the roofing material replacement by the Association of Apartment Owners (AOAO). Please discuss any plans for the removal of your PV or solar panels with the Resident Manager before proceeding. We have arranged with On Top Roofing, **Warren Leung (808) 341-7394** to provide PV and solar services as needed unless you have a warranty agreement with your contractor or choose to hire your own contractor.

To protect your personal property, please remove or cover any décor, furniture, or equipment in the courtyards, carports, and on carport roofs. Additionally, ensure that you remove your vehicles during the construction days. You may park in the Guest Parking area during this time.

During the flat roof project, please take the opportunity to address any owner-responsible items. Specifically, check the condition of your balcony flooring and railings. Consult the Resident Manager for specifications regarding the approved design for balcony and deck railings. Note that ropes are no longer permitted on Koko Isle railings, as they do not conform to current Building Safety Codes and must be replaced. The Resident Manager and the Building & Grounds Committee will inspect all railings and notify residents of any that are not in compliance.

Additionally, please inspect the trees and vegetation in your private areas, trimming or removing any that are touching the flat roof.

Work will begin daily at 8:00 AM and conclude at 5:00 PM. No work will take place on Federal Holidays. Schedules for unit roofing installations and other coordinating details will be communicated two weeks in advance through separate Roofing Notices to each of the affected units.

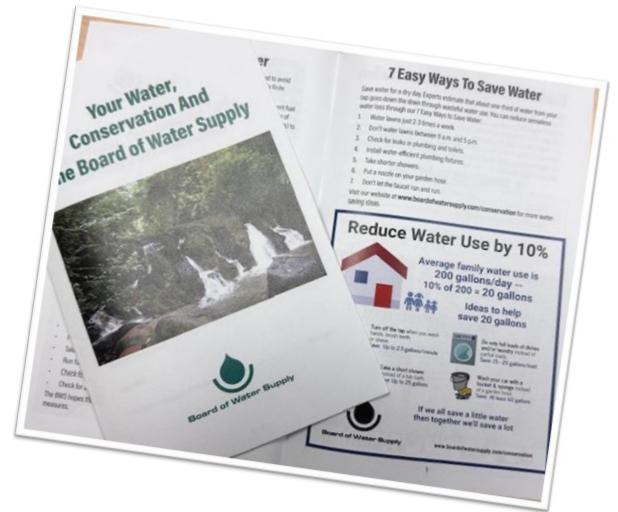
Koko Isle Flat Roof Repair Plan:					3-17-2025	
Immediate		1 Year	3 Year	5 Year	10 Year	
2025		2026	2027	2028-2029	2030-2035	
Total Units		Total Units	Total Units	Total Units	Total Units	All Units
44		26	23	22	9	124
103	603	211	101	401	115	
105	604	215	202	403	117	
107-Done	606	301	307	410	601	
109-Done	608	303	309	412	605	
111-Done	609	402	311	501	607	
119	616	404	405	503	614	
121-Done	620	406	407	505	615	
123-Done	622	408	409	602	704	
125-Done	701	414	411	610	819	
201	706	417	415	623		
203	708	419	511	711		
204	811	507	515	715		
205	815	509	517	801		
206	902	611	617	808		
207	904	618	619	809		
208	906	703	621	817		
209	908	705	707	818		
210	917	710	709	821		
212		717	803	823		
214		807	805	901		
216		810	820	907		
217		814	822	909		
218		903	816			
219		905				
221		911				
305		915				

Please Note: This schedule is subject to change based on coordinating requirements and weather restrictions.

Board of Water Supply Information Booklet:

The Board of Water Supply (BWS) put this booklet together with information to help answer commonly asked questions about your water supply, water conservation, and the BWS.

A list of helpful contacts is at the end of the booklet and most of the information is also available online at www.boardofwatersupply.com. See Booklet Attached.



New Community Software by Hawaiiiana:

Exciting News! Please see the attached flyer introducing an upcoming change to the Hawaiiiana accounting and community system software called WebAxis Homeowner Portal. The Homeowner and Board App or Portal will be loaded with necessary documents so owners can get information whenever they want such as owners' transaction history, paying maintenance fees online, viewing documents, viewing maintenance fee letters and current budget forecast, and sending push notifications for Board Shorts / Newsletters, emergencies, and other important announcements.

This program will replace the existing "FrontSteps" program. Hawaiiiana will migrate all documents from "FrontSteps" to "WebAxis" so information will be consolidated. See Flyer at the end of this Board Shorts.

Approved Koko Isle Board Meeting Minutes:

Koko Isle Board Minutes are now available on the Koko Isle Website "[WebAxis](#)" under the Internal Folder and as always is available to review in the Resident Manager's Office.

Up Coming Events:

Koko Isle Annual Board Meeting: Monday, March 24th, 2025, at 5:30pm Registration 6pm Meeting

Note: *Proposed meetings will be confirmed by the new Board President and Board.*

See Flyer on the next page!



INTRODUCING

HAWAIIANA'S WEBAXIS HOMEOWNER PORTAL



What is available on the homeowner's portal?

You may view your Account Information

- Including your Monthly Dues and Payments

You may submit online payment

- Ultra Fast Transactions
- Secure & Reliable
- Link and Pay Multiple Association Accounts
- One time payment or set up recurring payments

*Online payments are subject to convenience fees.

*IF YOU HAD PREVIOUSLY REGISTERED WITH WEBAXIS YOU DO NOT NEED TO DO ANYTHING AT THIS TIME.

*IF YOU ARE CURRENTLY A **SUREPAY** SUBSCRIBER, YOUR MONTHLY AUTO PAYMENT WILL CONTINUE AS SCHEDULED. WE DO ENCOURAGE YOU TO REGISTER TO BE ABLE TO ACCESS YOUR ACCOUNT INFORMATION.



REGISTER NOW

visit hawaiiانا.cincwebaxis.com or click the QR code below



Apple Store



Google Store



Call for more information :  808-440-5530