

# Koko Isle NEWSLETTER

## Koko Isle News

We will soon be starting work on the installation of the last of the "Non-waterfront docks" which can be leased by anyone who does not own directly on the water. This dock will be installed on the East end of Waterfront Park near unit 119.

We are moving some items around to make more room in the Boat Yard. The utility shed has been relocated to the dumpster enclosure where it has helped clean up the area, reduce clutter and get items out of the weather.



We are considering moving the kayaks now in the Boat Yard to the area behind the Club House by the back door of the Club House men's room. If we decide to move forward with that plan, we will make sure that kayak owners have easy access to the water directly from that area.

Q4 2025

# Happy Holidays!

As residents of Koko Isle, there is much to be thankful for this Holiday Season.

Dave, your General Manager is very thankful for all the friendliness, support and encouragement the Koko Isle community has shown him since he arrived. We are all lucky to be able to hang-out with a great group of people at Koko Isle. Mahalo to all who make my job here enjoyable.

# Welcome

We are happy to welcome Wayne to our Hawaii Vista Masterscape Landscaping team. Wayne comes to us with experience keeping the Four Season's Resort looking its best.

We are happy to have Wayne's experience and know-how as a worthy replacement of Jeremy's here at Koko Isle.



## Bridge Update

Thank you to all who have contributed valuable feedback to help us chart the best course possible on our bridge renovation plans.



As most of you know, Management and the Board of Directors has determined that making certain investments in our bridge will help us achieve a maximum useful life from this high-value, critical asset.

The Board has decided to install an aluminum railing similar to others you can find around Hawaii Kai. This decision should not only minimize future maintenance but is expected to improve the looks of the bridge.

To help ensure that we are selecting the best possible contractor getting the best value possible, we have decided to engage in one more round of bidding.

This additional step will delay the start date of our bridge project a bit but will give us the assurance that we are selecting the right company and getting the best value possible.

# Koko Isle Newsletter

## Mahalo Jeremy



We are sorry to be saying Goodbye to Jeremy, our lead landscaper who has accepted a offer to manage landscaping maintenance for one of Oahu's largest landscaping companies.

Jeremy's contributions to Koko Isle can be readily seen around the property. Since Jeremy arrived on the scene we have all noticed more green grass, healthier plants, more vibrant colors and generally a well-maintained grounds.

We all wish Jeremy the best of luck in his new job while we also thank him for all he has done to make Koko Isle look great.

Jeremy's high-productivity and knowledge of landscaping will be hard to replace.

## INSURANCE Update

As most owners at Koko Isle know well, rapidly rising insurance rates have been a major financial challenge for Koko Isle along with all other condominium associations in Hawaii. The Board of Directors at Koko Isle responded by taking aggressive action and it is looking like their efforts will be paying off for our community in savings that could exceed 25%.



## CONDOMINIUM INSURANCE RATES IN HAWAII

You have a role to play in our reduced insurance rates.

We are asking all owners to please confirm with the office that you have a working fire extinguisher near the kitchen and working smoke detectors near the kitchen and both inside and outside each sleeping area.

Additionally, to qualify for the best insurance rates, our insurance provider asks that residents position their BBQs at least 10' from the building when in use.



## PROJECT PIPELINE

### BRIDGE

To ensure that we identify the best company for the job we are seeking some additional bids to add to the two already received. This will delay the bridge project for a few months but we are still anticipating that work will commence during 2026.

### POOL

The Board of Directors approved a bid received from Oasis Pool and Spa to make repairs to our pool. They plan to resolve the underlying problem causing the large crack on the NW side of the pool as well as to repair the tile in that area and also check behind all waterline tiles for any other signs of shifting and then replace all waterline tiles. Additionally, the minor tile defects in other areas will also be repaired.

### FLAT ROOFS

We will resume our flat roof repairs in 2026 addressing those roofs that were deemed to be in need of replacement during that timeframe. Other roofs are in better condition and will be addressed as appropriate.

### LANDSCAPING

During 2026 we are planning to have our onsite landscaping team install the six upgrade landscaping zones that were approved by the Board.

### DOCK INSTALLATION

We will finally be completing our non-waterfront unit dock installation project by installing the last of the docks along Waterfront Park.

# Koko Isle Newsletter

## HIGHLIGHT ON FIRE SAFETY

Focusing on fire safety is essential not only to safeguard life and property but is also a condition of the improved casualty insurance rates we expect to enjoy in 2026.

- Please confirm that you have smoke detectors inside every bedroom, outside all sleeping areas and on every level of the home.
- Please maintain an ABC type fire extinguisher on each level of the home. Fire extinguishers should be at least 10' away from stove or oven so that they can be accessed in the event of a cooking fire.
- Please test all battery powered smoke detectors monthly and replace batteries annually (or use 10-year sealed units).
- Avoid daisy-chained power strips or extension cords. Use power strips with surge-protectors and replace all frayed cords.
- Consider having an electrician upgrade older aluminum wiring (as was used in the construction of Koko Isle) even if just by pigtailing copper wire onto the ends of all aluminum wire which is fairly economical.
- Clean dryer vent ducts annually.
- Ideally maintain at least two ways to exit each room. See that windows and screens can be easily opened.
- Don't use open flames like tiki torches, fire pits, and candles should never be left unattended.
- Have an electrician inspect and evaluate your system to avoid any overloaded circuits, repair any faulty components and propose ways to upgrade any aluminum wiring that is found.
- Perform all barbequing at least 10' away from the structure.

## ISLAND NEWS

### NEXT BOARD OF DIRECTORS MEETING

Tuesday, January 27th at 6:00 PM at the Club House.

### DEADLINE FOR PROJECT REQUEST FORMS

Monday, January 12th at 3:00 PM

### ANNUAL OWNER'S MEETING

Tuesday, March 24th at 6:00 PM at the Club House.

### POOL REPAIRS

Repairs will begin on our pool the week of January 19th. Our contractor has informed us that the pool may need to be closed for approximately a week while the repairs are being made (1/19 through 1/23).



### HOME IMPROVEMENT PROJECTS

As you probably know, to make home improvements it has been necessary to fill out a Project Request Form (PRF) which is reviewed by the Building and Grounds Committee and approved by the Board of Directors. We are looking for ways to streamline this process to make it easier and to reduce the time needed for approval. You will be hearing more about this in the near future.



## AED OVERVIEW



We have two Automated External Defibrillators (AEDs) available at Koko Isle. One is installed under the club house stairs, the other is at the rear of the carport of 808 at the North end of the Center Park walkway.

**First: Call 911 - Call for Assistance**

#### To use the AED:

1. Refer to the instruction sheet inside the red box.
2. Power it on and follow the prompts.
3. Remove clothing as necessary to expose the chest.
4. Dry the skin and remove any lotions.
5. Peel off the protective film and apply the electrode pads as shown in the AED diagrams. Typically place one to the patient's upper right chest and the other on the lower left, below the armpit. For kids, apply one pad in the middle of the chest and the other on the middle of the back. Ensure that the pads are plugged into the device.
6. Allow the automatic analysis to take place - Don't touch the patient. You will hear an announcement to "Stand Clear",
7. When the orange button flashes, make sure no one is touching the patient and then press the flashing orange button.
8. For help with CPR, press the flashing blue button.
9. Check for responsiveness then deliver CPR as needed - heel of hand on on lower half of sternum. Other hand on top. Compress at least 2 inches, 100-120 times per minute (the beat of "Stayin' Alive" by the Bee Gees).



# Koko Isle Newsletter

## NEWS & UPDATES

### HAWAIIANTEL - Fiber Optic Project

HawaiianTel has encountered some engineering challenges in getting their service to the necessary locations. As of this writing, they were still evaluating their options and trying to figure out how to get their fiber optic cables to the units. Their timing on the project is now pushed out at least 30-days.

### 2026 PROJECT OVERVIEW

- We are planning to address six areas with upgraded landscaping.



- We will be continuing replacing flat roofs that according to our status-based schedule.
- We will begin work on the bridge repairs once all the bids are in.
- Following the completion of work on the bridge, we will be coating and sealing the asphalt on Koko Isle Circle.
- As needed, we will be making repairs to sewer pipes and electrical systems.
- The final dock along Waterfront Park will be completed in early 2026.
- Pool repairs and minor upgrades will take place in early 2026.
- Some minor refurbishment to the club house men's bathroom will be made.

## SEEKING FEEDBACK

### TV & Internet

During the first half of 2026 the Board will need to decide whether to continue providing bulk TV (and/or internet) included in your maintenance dues. By buying in bulk we can save you up to 60%. With HawaiianTel entering the competitive landscape Koko Isle owners will have another option and more negotiating power.

### Additional Docks

It has been suggested by some, that we create additional dock locations for owners not on the waterfront. There are several locations where the bay can be accessed between the buildings which might allow up to seven or eight additional non-waterfront unit docks to be installed. Let us know what you think. There is no cost to the association for adding more docks since the lessees pay for the installation.

### House Rules

The House Rules are currently undergoing an update. If you have any thoughts about House Rules you would like to see changed, added or deleted, now is that time to make that known. Please reach out to Dave if you need a House Rule feedback form.



## WELCOME



We are happy to have Brandon join our Hawaii Vista Masterscapes landscaping team.

*Welcome Brandon!*

## REAL ESTATE STATS

As of the end of October, for Hawaii Kai, the median single family home sales price was \$1,610,000 with an average of 16 days on the market. The median condo sales price was \$826,000 with 37 days on the market.



The average of the ten most recent sales on Koko Isle is \$1,537,900, with 2-bedroom units getting \$1,401,667, 3-bedroom units getting \$1,513,000, and of the two 4-bedroom units sold in this time frame, the average price was \$1,804,500.

