



A Publication of the AOA of Hawaiiki Tower, Inc

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AND  
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**BOARD OF DIRECTORS**

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Mike Chapman, Treasurer
- Linda Keller, Secretary
- Douglas Hung, Director
- Moe Matsuda, Director
- Cheryl Richards, Director
- Attilio Avino, Director
- Kristina Lockwood, Director

**THE INSURANCE  
DEDUCTIBLE IS \$25,000**

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このニュースレターには、お住まいに関する大切な情報が記載されています。  
必要な場合、訳してもらってお読みください。

**2023 ANNUAL MEETING**

The 2023 annual meeting of the AOA of Hawaiiki Tower, Inc. will be held on March 27th. It will be held at 6:00 pm in the level 3 lobby. Registration will begin at 5:30 pm.

No special amendments or action items are on the agenda for the meeting. The usual resolution on assessments and the election of directors are on the agenda. The membership needs to vote to confirm any appointments, re-elect incumbents, and elect new board members.

Anyone wishing to run or make a nomination for election should submit a statement stating their or their nominee's qualifications and reasons for wanting to serve on the board. The statement is limited to black text on white paper not to exceed one single-sided 8-1/2" X 11" page, indicating the owner's qualifications to serve on the board.

**Please Return Proxies**

Please keep an eye on your mail and be sure to return the proxy as soon as possible. We need to obtain a quorum (more than 33% ownership represented) to conduct the meeting and we incur additional expense each time we have to mail out additional proxies to obtain the quorum or defer the meeting due to a lack of quorum.

**PROJECT DOCUMENT AMENDMENTS  
AND RESTATEMENT**

Hawaiiki Tower is nearly 24 years old. During its life the state laws governing community associations have grown and changed. Many of the provisions of our documents were outdated and not in conformance with the current law. The Board decided to amend and restate the declaration and bylaws of Hawaiiki in order to update our documents with the current law and make changes to the documents to continue operating efficiently and improve the quality of living at Hawaiiki.

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## FLOORING AT HAWAIKI TOWER (Part 2, cont'd from Jan 2022)

### What do I need to do to change my carpet to hardwood or stone?

The existing policy at Hawaiki Tower is that if anyone wishes to remove their carpet and replace the carpet with rigid flooring of any type, the owner has to install a sound mitigating underlayment beneath the rigid flooring to achieve an FIRC rating of 55. Because the floor slab is relatively thin and transmits sound more easily, the quantity and quality of underlayment has to be thicker and higher quality than typical and installed carefully.

The Association has tested numerous combinations of underlayments and the House Rules Exhibit D specifies the results of the testing and which areas of the apartment can receive certain assemblies.

In addition, doors may have to be undercut, sliding mirrored closet doors may have to be replaced, cabinets raised, and the refrigerator may need to be removed and its enclosures modified to make sure you can get the refrigerator out again for service after the new flooring is installed.

### Who insures the carpet or new wood or stone floor?

If an owner changes their carpet to stone or wood, this upgrade changes the nature of the property. Carpet is considered an original as-built component of the building – the same as your walls and cabinets. It is covered by the Association's master policy. If you replace your carpet with alternative flooring, that new flooring becomes your personal property and is no longer covered by the Association's insurance. If it is damaged for any reason that the Association's policy would cover, it will only be covered for the value of carpet.

### What happens to the carpet, wood or stone floor in case of flood?

The risk of having water damage to your apartment while living in a hi-rise is high. It is not really a

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## EVERYTHING AC

Original air conditioning units in apartments are now over 23 years old. They are starting to fail and need replacement. Lead time for a new machine is about 6 months. When ordering, it is important to include a couple of mandatory components.

The first is an automatic flow control valve. This valve limits the flow of condenser water through the machine to a set number of gallons per minute. This is important for two reasons. One is to improve the efficiency of the unit and minimize your electric bill. Another is to limit the amount of condenser water the building has to pump, which helps minimize your maintenance fees.

The second is a high pressure zone valve. This valve completely stops the flow of condenser water when your machine is off. This greatly minimizes the amount of condenser water the building has to pump and helps minimize your maintenance fees. If you do not have these items installed when you replace the machines, you will have to install them later at an increased cost.

Optional components are a new cabinet kit, condensate pan float switch, and a RIB retrofit kit.

A new cabinet kit replaces all the electro-mechanical components in the controls with solid state components. This makes the machine quieter when it turns itself on and off as the temperature set point is achieved.

A RIB retrofit kit is available to replace only the electromagnetic relay that makes so much noise when the machine turns on and off. This is a less expensive option than a complete cabinet kit replacement.

A condensate float switch can be installed in the condensate drain pan to prevent the pan from overflowing. This switch turns off the machine when the pan begins to fill with water if the drain hole is

*(Continued on page 3)*

## FLOORING at HAWAII (cont'd)

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question of if, but when it will happen. If you have carpet, it is a relatively simple task to move furniture out of the way, lift the carpet and insert carpet dryers beneath it, dry the carpet and then reinstall it. This process takes a few days of disrupted living before everything is put back in its place and normal activity resumes.

If you have wood or stone floors and experience a flood, your underlayment will become saturated with water. There is no way to get the water out. The trapped moisture will damage the wood or remain trapped beneath the stone. The only practical way to remove the water before mold begins to grow is to remove the flooring entirely and start over. Costs incurred beyond the cost of carpeting are the expense of the owner, or the owner's insurance.

### What does the Board recommend?

The Board recommends owners to keep their carpeted areas finished with carpet. Many owners have redecorated with carpet and have done a beautiful job. If owners are concerned about dust in the carpet, the cost of a good vacuum cleaner is far less than the cost of rigid flooring.

Owners with allergies that have a real medical need for rigid flooring or owners who are adamant about changing their flooring will simply have to accept the challenges, risks and increased cost that go along with installing rigid flooring in Hawaiki.

## HAWAII HOLIDAY GATHERING

The 2022 Holiday Gathering was held on December 21, 2022, in the level 3 lobby. It was great to see so many faces again after these past few years of limited social interaction.

We started gathering at 5:30 pm and everyone seemed to enjoy the food so much that by 6:15 pm all the food was gone!

Thank you to everyone who showed up!



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plugged. This switch is available in the administrative office at no cost to apartment owners. Owners need to install the switch themselves or have it installed by their AC technician.

These machines are designed to keep your apartment at 78 F degrees. Normal maintenance of the machine, cleaning the coils and drain pan, and changing the air filter should be performed every three months. If you set the temperature lower, the machine will work harder and it will cost more to operate it. You will then need to perform the maintenance on a shorter interval. Additional considerations in how frequently the machine should be serviced are the quality of housekeeping and whether or not a window is left open. Poor housekeeping contributes to more organic particles accumulating on the cooling coils and in the drain pan. More dirt reduces the machine's efficiency and provides food for algae to grow in the drain pan. Algae is the most common reason the drain pans clog and overflow.

## DOCUMENT AMENDMENTS (cont'd)

*(Continued from page 1)*

The documents require the owners to vote and approve amendments to the declaration and bylaws. A mailing was sent out to all owners describing the amendments. A voting ballot was included for each owner to return their votes.

Emails and text messages were also sent out with a link to the voting documents. This made it really easy for owners to vote. The voting and signing was completed electronically and the completed ballot transmitted to Hawaiki automatically. Many of you voted electronically and we thank you for using this new medium.

The amendments that passed were:

No. 1—Remove the bonding requirement for construction projects. Bonding is now at the discretion of the Board.

No. 2—Eliminates the requirement that the annual meeting be held within 90 days after the end of its fiscal year.

No. 3—Eliminates the limitation to sending notices to not more than 30 days prior to the annual meeting.

No. 4—Reduces the quorum for holding the annual meeting from 50% to 33%.

No. 5.—Changes the proxy form requirements to conform to the state law, which changes frequently.

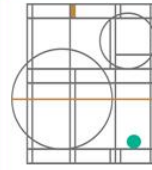
No. 6—Allows voting for board members to be by acclamation, when the number of nominees is equal to or less than open positions on the board.

No. 7—Excludes abstentions from constituting a majority of the board for transacting business.

No. 8—Conforms the requirements for borrowing money to the state law.

No. 9—Prohibits smoking of any substance in the entire project, including inside apartments and on lanais.

Thank you for voting to complete this process.



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## EMPLOYEE HOLIDAY GRATUITY FUND

On behalf of all the employees of Hawaiki Tower, I want to thank everyone for their generous contributions to the holiday fund.

All of the gifts, both financial and consumable, are appreciated. The employees working at Hawaiki Tower are grateful for your support and expressions of appreciation. It means a lot to everyone to be recognized.

To all of the vendors that made contributions of merchandise, gift cards and other items, we thank you and value the working relationships we've developed. We hope our relationships continue to develop to improve our collective efficiency and effectiveness.

Have a happy and prosperous 2023!