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AND
NUMBERS**

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BOARD OF DIRECTORS

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

HURRICANE PREPAREDNESS

June 1 signals the start of the Central Pacific hurricane season. To help you prepare, the Hawaii State Civil Defense provides a template for creating a family emergency plan. One of the first steps you can take toward preparedness is the creation of a family disaster supply kit. This will help families get through the first few days after a disaster. Public shelters after a disaster may not offer some of the basic necessities. The development of a kit will make a stay in a public shelter more comfortable, should it be necessary. Store the kit in a convenient place known to all family members. Store items in airtight bags or containers. Replenish the kit twice a year. Include six basic items; food, water, first aid kit, tools and supplies, clothing and bedding and special items. Please refer to <http://dod.hawaii.gov/hiema/get-ready/prepare-your-family/> for more information on the preparedness kit and a host of other topics.

A very comprehensive handbook for emergency preparedness and a detailed list of components of a family disaster supply kit can be found at the Hawaii Emergency Management Agency's website - <http://dod.hawaii.gov/hiema/files/2016/03/GoBagFlyer.pdf>.

According to Dr. Scott Norville, P.E., PHD, Chair and Professor of the civil engineering department of Texas Tech University, it is important that **all windows of the building be CLOSED** in the event of a hurricane. Insurance losses can go up by 40% - 60% when windows are broken or left open and there is no other structural damage.

Please include in your hurricane preparedness checklist a note to **CLOSE AND SECURE ALL WINDOWS IN YOUR APARTMENT BEFORE YOU LEAVE.**

RECREATION DECK ISSUES

Typically, during the summer months of July and August our second homeowner and visitor arrivals increase significantly. With the Covid-19 situation abating, our visitor count will be increased substantially this summer. Our residents will use the recreation deck more intensively this summer than any other months of the year. This increased use of the recreation areas by these owners and guests

(Continued on page 3)

HAWAII ANNUAL MEETING

The reconvened annual meeting of the AOA of Hawaiiki Tower, Inc. was held on May 9th at 6:00 pm in the level 3 lobby.

The meeting was originally scheduled to be held on March 28th. We failed to obtain a quorum for that meeting. In the future, we will avoid the expense of a reconvened meeting since the quorum requirement is now reduced to 33% from 50%.

At the reconvened annual meeting the following directors were elected:

Patricia Kawakami	3-year term
Linda Keller	3-year term
Moe Masuda	3-year term
Kristina Lockwood	1-year term

The Association thanks these four candidates for their willingness to contribute their time and expertise to help Hawaiiki maintain and enhance its position in the Honolulu Community Association market.

HAWAII CONSTRUCTION PROJECTS

SWIMMING POOL RETILING

The re-tiling of the swimming pool is delayed several months. It was determined that a construction permit was desired. The permitting process takes 4-6 months once the permit is applied for. We expect to begin the project in late 2022 or early 2023.

SECURITY CCTV SYSTEM

We are nearly complete with the project. A few adjustments and tweaks to the hardware have taken significantly longer than expected, mostly due to supply chain issues. A few technical difficulties presented themselves for our contractor to overcome. The new system is a huge improvement in our property coverage and forensic capa-

FLOORING AT HAWAII (part 2)

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

The existing policy at Hawaiiki 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 FIIC 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.

HAWAII IS NO SMOKING

We want to remind everyone that Hawaiiki Tower is a no smoking facility. Enforcement of this policy is now made easier by state law (SB 3262), effective November 16, 2006, that prohibits smoking in workplaces and common areas of public buildings, including condominiums.

In addition to house rule violations being issued,

NO SMOKING (cont'd)

(Continued from page 2)

it is possible that any occupant can file a complaint with the police and the police can issue a citation imposing a fine up to \$50.

Remember, smoking inside apartments is now prohibited by Hawaiki Tower documents. The owners voted to ban smoking in all areas of Hawaiki Tower, including inside apartments. This will take effect very soon once the newly amended and restated project documents are recorded.

Your cooperation with this new policy is appreciated.

RECREATION DECK ISSUES (cont'd)

negatively impacts the occupants and neighbors living near and above the recreation area.

The primary cause of the problems is the adults who allow their unsupervised children to engage in boisterous and inappropriate behavior for a residential project.

Allowing children to scream and squeal while running and jumping into the pool and back and forth from the pool and spa pool is a violation of the House Rules and clearly disrespectful to others who may be in the pool or spa pool, on the deck relaxing or in their apartment. Infants and toddlers should not use the spa pool at all. The high temperature has been proven to be unhealthy for these small children as well as pregnant women and persons with a history of high blood pressure or respiratory illness.

Large floating toys or toys being thrown from person to person in the pool are inappropriate for the pool. A flotation device that aids in swimming while exercising is appropriate.



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The swimming pool and other recreation facilities are not a place to “run wild” and “let the steam out”. Parents whose children need to exhibit that type of behavior should take their children to the park or beach across the street.

The tennis court is for playing tennis and not a general purpose playground for other activities. The Project Documents specifically state the common elements are to be used only for the purpose they were designed for. The tennis court lights are to be turned on only when playing tennis. The lights are not to be used to provide background lighting so other games can be played on the tennis court surface.

Occupants who disregard the rules or the instruction and requests of staff can expect to receive administrative follow up in an effort to correct the inappropriate behavior. Management certainly hopes this won't be necessary and that all occupants will comply with the spirit and letter of the Rules.

PROJECT DOCUMENTS AMENDMENTS AND RESTATEMENT

The Association is pleased to announce that all the project document amendments passed. Our attorneys are restating and amending the Declaration and Bylaws and will have the documents recorded.

All the amendments are helpful in minimizing expenses and increasing property values.

Amendment #1 removed the requirement that all construction projects in excess of \$25,000 be bonded. When the documents were written in the mid 90's \$25,000 was a much larger number. Today, it's impractical to have such a low requirement for bonding.

Amendment #2 eliminates the requirement to hold the annual meeting within the first three months after the end of the year. There's no practical reason to have this requirement and not having it allows the Association more time to prepare and staff the meeting.

Amendment #3 eliminates the limitation on sending notices of the annual meeting to 30 days or less. Allowing the Association more time makes it easier and less expensive to obtain a quorum for the meeting.

Amendment #4 reduces the percentage of owners necessary to obtain a quorum for the annual meeting. With so many nonresident owners, obtaining 50% or more is difficult and the Association has to spend thousand of dollars to mail and re-mail proxies to owners to obtain a quorum. By reducing the requirement to 33%, the Association will save money.

Amendment #5 changes the language in our documents regarding proxies. The new language refers to the state law, which changes from time-to-time. This way our documents are always referencing the law and not the specific language of the law at a point in time.

Amendment #6 eliminates the requirement for a secret ballot when there are an equal number of nominees as there are seats available for the board. If three seats are available and only three nominees are seeking election, they will all be elected no matter what. It



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takes a lot of time and expense to conduct the secret ballot.

Amendment #7 allows the majority of the board voting to make decisions. Occasionally a board member abstains from voting and if the current language remains, this could prevent the board from making decisions in a timely manner.

Amendment #8 reduces the percentage of owners voting from 75% to 50% in order for the Association to borrow more than \$10,000. It is highly unlikely that the Association could ever obtain approval from 75% of all the owners. This makes it possible to borrow money, if the need arises, from the majority of owners.

Amendment #9 adds a prohibition of smoking inside apartments and on lanais. Currently, owners are prohibited from smoking in the common areas. Now, smoking is prohibited in all areas of the building, including inside apartment and on apartment lanais.

The Board thanks everyone for voting to make these amendments possible.