



A Publication of the AOA of Hawaiiki Tower, Inc..

**IMPORTANT NAMES  
AND  
NUMBERS**

- Paul McCurdy, Resident Manager  
Tel: 589-1344 Fax: 589-1346  
email: office@hawaikitower.org
- Web Site: www.hawaikitower.org
- Ed Robinson, Property Manager  
Tel: 593-6833 Fax: 447-5120
- Security Office: Tel: 589-1347

**BOARD OF DIRECTORS**

- Pat Kawakami, President
- Jeff Dickinson, Vice-President
- Trung Quach, Treasurer
- Bob Sage, Director
- Douglas Hung, Director
- Sachi Braden, Director
- Linda Keller, Director
- Attilio Avino, Director
- Cheryl Richards, Director

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

**2019 ANNUAL MEETING**

The 2019 annual meeting of the AOA of Hawaiiki Tower, Inc. will be held on March 25th 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. Four Board seats are up for re-election—incumbents President Pat Kawakami, Director Douglas Hung, Director Linda Keller and Director Bob Sage. The membership needs to vote to confirm any appointment 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 50% 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.

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**FLOORING AT HAWAIIKI TOWER**

Following is a history and description of the major issues with the floors of Hawaiiki Tower, how and why they transmit sound, why it is more difficult to mitigate the transmission of sound and the pros and cons of changing your flooring.

**How come the floors at Hawaiiki are so thin?**

The Developer of Hawaiiki Tower built the floor slabs exceptionally thin in order to maximize the sales volume of the project. By making the floor slabs thinner the Developer was able to build an additional floor plate of sellable area. As a result, we all have to live with these thinner slabs that transmit sound more easily. Our floor slabs are built with steel reinforced post-tension concrete slabs with a nominal thickness of 5 1/2”. This type of construction transmits sound more easily than other types of hi-rise floor construc-

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## FLOORING (cont'd)

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tion. In addition, the primary living areas (the kitchen, living room, and bedrooms) of the vast majority of apartments at Hawaiiki do NOT have an acoustic ceiling above. An acoustic ceiling blocks out a lot of noise from the apartment above. An acoustic ceiling is installed in the bathrooms – primarily to conceal plumbing.

### What is post-tension construction and why does it increase noise levels?

Building concrete floor slabs with a post tension cable is a technique that allows the slab to be thinner. Concrete increases in strength as it is compressed. Post-tension cables are laid inside the concrete and anchored at various end points. As these end points are tightened, they tighten the cable and compress the concrete horizontally, increasing the strength of the concrete. If you drop or slide something on the floor from anywhere in the room, the noise is transmitted to the anchor points and vibrates the entire floor slab. Many occupants claim they hear a noise directly above them and feel certain they know what is causing the noise and where it is coming from. Because of the dynamics of the post-tension floor construction, it is rarely the case that the cause and location of the noise are that easily determined.

### What about the apartments that already have replaced their carpet with rigid flooring?

When Hawaiiki was opened in 1999, the Developer retained the right to make modifications to apartments. During the next few years as apartments were being sold, to assist in the sales process, the Developer permitted new owners to make modifications to their apartments, such as installing wood or stone floors. As far as the Association is concerned, as long as these floors are not damaged or replaced more than 25%, they will be allowed to remain. If they are damaged or repaired more than 25%, they will have to be replaced and brought up to the current sound mitigation standard.


### What if my neighbor below me complains?

If a resident below complains of excessive noise due to an older existing rigid floor, it is possible that the complainant could bring a civil action to have the sound mitigated, or possibly have the floors removed. To avoid that from happening, the occupant(s) above can control their behavior (being extra careful not to make noise, install permanent wall-to-wall carpet, area rugs, place padded furniture tips on chairs and other furniture, etc). Controlling behavior does not guarantee the occupants below won't lodge complaints. If the existing rigid flooring does not meet code, the owner below would have a basis for a complaint.

### How the noise level is tested and what does it mean?


The main issue in floor/ceiling designs is with the Impact Insulation Class (IIC) requirements. IIC is a measure of how much footfall noise travels through a floor assembly to be heard from below. Usually, this is presented as a single composite number which represents a formulaic curve-fit. The Federal Housing and Urban Development Authority

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- PROVEN TRACK RECORD GOING BACK TO THE ORIGINAL HAWAIKI TOWER SALES TEAM
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## HOLIDAY GATHERING

On December 15th at 5:30pm the AOA of Hawaiiki Tower, Inc. sponsored a Holiday gathering for the residents of Hawaiiki Tower.

A pleasant evening was had by all, enjoying good food and conversation and getting to know each other better. If you missed the event, please be sure to mark your calendar for the next one. Hope to see you there!

## FLOORING (cont'd)

(Continued from page 2)

states that for a luxury condominium a MINIMUM Field Impact Insulation Class (FIIC) test rating of 55 is desirable. By using a “tapping machine”, metal hammers hit the floor system hundreds of times a minute as the noise is measured in the room below. It measures how floor impact noise travels through the floor to the owner in the unit below. For every ten points of change of this rating number, the noise level is reduced by 50% (a rating increase of 10 points from 45 to 55), or the noise level is doubled (reducing the rating 10 points from 55 to 45). This is an exponential progression.

### What are the ratings of the floors in Hawaiki?

The floors at Hawaiki have been tested to determine their rating. The original ceramic floors in the entryway and kitchen have a rating of FIIC29. The original carpeted area has a rating of FIIC72. The practical difference between these two numbers is that the carpeted areas are approximately 500% quieter than the kitchen and entryway. Hawaiki recognizes that the existing stone floors do not meet code. These original ceramic and marble floors were installed by the Developer, not the Association. The Association is taking the position that since it knows the existing floors (the original tile and marble; and many, if not all of the developer's and owner's existing wood installations) may not meet code or the Association's standards, any replacement or material repair of an existing wood floor that requires more than 25% of the area to be repaired or replaced, the entire floor must be reinstalled to meet Hawaiki's standard or removed and replaced with carpet.

### 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 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, at considerable expense, and the House Rules Exhibit D specifies the results of the testing and which areas of the apartment can receive certain assemblies. It is impossible for the Association to test all the new products that come on the market. Because products change, the Rules allow for owners to test new products and use them if the test results meet the standards in the Rules.

### 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. Additional cost is the responsibility of the owner and their personal insurance.

### 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 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

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## FLOORING (cont'd)

*(Continued from page 3)*

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.

### 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 have to accept the challenges, risks and increased cost that go along with installing rigid flooring in Hawaiki.

The rules and regulations adopted by the Board are to protect all owners of apartments. If someone installs rigid flooring above your apartment you will be very happy that the rules and regulations are as strict as they are.

## NEW PARCEL POLICY

Effective January 15, 2019 a new parcel acceptance/delivery policy will be implemented. In order for Hawaiki Security to accept a parcel on behalf of an occupant, each occupant must provide their email address and local telephone number to the Security Office. Our new system will send an email and text message notifying the occupant that Hawaiki accepted a package on their behalf and that the occupant needs to pick it up.

Failure to provide an email address and phone number will result in rejection of your package.

This new policy results from the overwhelming increase in packages received from online ordering.



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### Condo & Air Conditioner Maintenance

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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 2019!

Ko'olani  
1177 Queen St.  
Honolulu, HI 96814

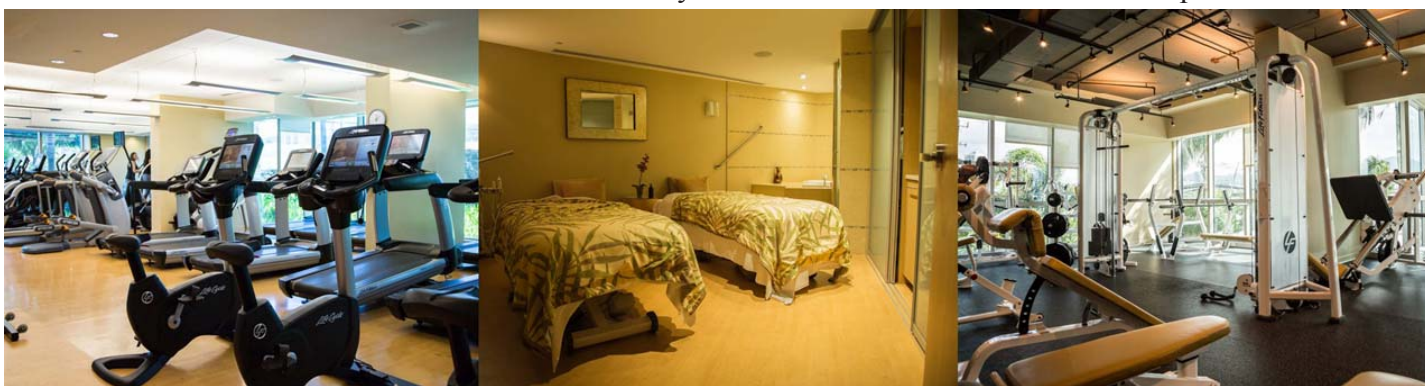


Dear Hawaiki Tower Residents:

*Great Wellness news! Hawaiki Tower has teamed up with the all new Island Club and Spa Kaka'ako & Waikiki to offer you a very special gift of wellness!!*

Island Club and Spa One-Month Guest Membership:

Please enjoy a one-month guest membership to Island Club and Spa, the signature health and rejuvenation destination in Honolulu. Conveniently located in the beautiful Ko'olani complex.



### **WE HAVE ARRANGED FOR YOUR MEMBERSHIP TO INCLUDE:**

- Single guests may include a friend on their guest membership.
- 2 Personal Training Sessions to ensure that you will accomplish your fitness goals.
- Towels and toiletries are provided. Free locker service.
- Complimentary valet parking provided at Kaka'ako club.
- Residents qualify for discounted corporate rates.
- 60 awesome group exercise classes per week provided at no cost.
- Steam, Sauna and Whirlpools located in men's and lady's locker rooms.

### **Island Club and Spa Alohilani Resort Waikiki Beach 30-Day Membership**

- Infinity pool, roof top ocean view and spa services including facials and massage.
- Functional training group exercise classes on roof top Ocean view.
- Rooftop tennis courts & Professional Batting Cages.
- Complimentary Indoor and outdoor group exercise classes.
- Services and facilities vary at each club.

#### **ISLAND CLUB AND SPA KAKA'AKO**

1177 Queen Street  
Honolulu, HI 96814

Call Jim Martin, membership Director  
to activate your 30-day membership.

#### **ISLAND CLUB AND SPA WAIKIKI**

2490 Kalakau Ave. 3<sup>rd</sup> Floor  
Honolulu, HI 96815

Call Dave Gonyea, MGR,  
to activate your 30-day membership