



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
- KC Abadzhiev Property Manager
Tel: 593-6832 Fax: 447-5120
- Security Office: Tel: 589-1347

BOARD OF DIRECTORS

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

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。

2022 ANNUAL MEETING

The 2022 annual meeting of the AOA of Hawaiiki Tower, Inc. will be held when a date is set at the February regular board meeting. It will be held at 6:00 pm in the level 3 lobby at a date to be announced. 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 Patricia Kawakami, Director Linda Keller, Director Kristina Lockwood, and appointee Moe Matsuda. The membership needs to vote to confirm any appointments 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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PROJECT DOCUMENT AMENDMENTS AND RESTATEMENT

Hawaiiki Tower is over 20 years old. During its life the state laws governing community associations have grown and changed. Many of the provisions of our documents are outdated and not in conformance with the current law. The Board has 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.

(Continued on page 4)

FLOORING AT HAWAIKI TOWER (Part 1)

Following is a history and description of the major issues with the floors of Hawaiki 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 Hawaiki are so thin?

The Developer of Hawaiki 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 ½". This type of construction transmits sound more easily than other types of hi-rise floor construction. In addition, the primary living areas (the kitchen, living room, and bedrooms) of the vast majority of apartments at Hawaiki 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?

(Continued on page 3)

HAWAIKI CONSTRUCTION PROJECTS

The two projects we're working on right now are the Closed Circuit Television (CCTV) system and the retiling of the swimming pool and spa pool.

CCTV

The camera system is getting a complete overhaul. This includes new cabling technology, Cat6 and fiber optic cables to increase the bandwidth and future expandability of the system. All new cameras are being installed with new technology to allow better image resolution during the night time and day time. This will allow for improved forensic capabilities, should the need arise. You may have seen the workers around the perimeter of the building and in common area hallways installing equipment over the past several month. The system is nearly complete. The few delays we experienced were due to the supply chain bottlenecks typical in the economy at this time. We hope to close out the project in the next month or so, commission the new system, and receive training on its operation.

SWIMMING POOL

The retiling of the swimming pool is still in contract negotiations. The scope of the project includes the removal of all the tile from the pool, weir wall, catch basin, and spa pool. A few feet of quartzite deck stone around the edge of the pools will need to be removed for access to the pool edge, and possibly to construct a new trim around the deck side of the pools. Repairs to the concrete beneath the pool will commence once the existing tiles are removed. This may include removing reinforcing steel and replacing deteriorated steel with new material. We will then patch with new cement and coat the entire pool with a new cementitious waterproofing membrane. The new tiles, similar to the existing ones, will then be reinstalled and the pool opened. We're expecting this process to take about 6 mos. once we begin. We won't know for sure until we receive the project schedule from the contractor performing the work.

(Continued from page 2)

When Hawaiki 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 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.

Additional discussion will continue in the April 2022 newsletter.



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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 will be sent out to all owners describing the amendments. A voting ballot will be included for each owner to return their votes.

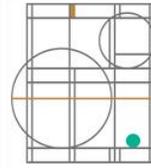
Emails and text messages are also being sent out with a link to the voting documents. This makes it really easy for owners to vote. The voting and signing are completed electronically and the completed ballot is transmitted to Hawaiki automatically. Please vote when you receive an email or text.

Most of the amendments are necessary to improve our ability to operate efficiently. A couple of examples of amendments are our current inability to conduct annual meetings via electronic media (Zoom conferences), and a bonding requirement for any contract in excess of \$25,000. This is too low of a limit these days.

Many other things like this need to be updated so we can operate going forward for another 20 to 25 years without having to amend and restate our documents.

When you receive the amendment ballot by mail, text or email, it's important that you vote and return the ballot. The association will incur additional costs to remail the amendment package to owners who don't vote. This costs everyone more money and is wasteful.

Please help us complete this amendment and re-statement process efficiently by voting yes to approve the amendments and returning the ballot as soon as possible. Your assistance and cooperation are appreciated. Mahalo.



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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 2022!