



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

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。

**IMPORTANT NAMES
AND
NUMBERS**

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Tel: (808) 589-1344 email: manager@hawaikitower.org
- Website: www.hawaikitower.org
- Yule Park, Property Manager
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yulep@hmcmtg.com
- Security Office: (808) 589-1347

BOARD OF DIRECTORS

- Pat Kawakami, President
- Serena Benson, Vice-President
- Moe Matsuda, Secretary
- Jeff Dickinson, Treasurer
- Linda Keller, Director
- Attilio Avino, Director
- Mike Chapman, Director
- Heath Chung, Director
- Douglas Hung, Director

2026 ANNUAL MEETING

The 2026 Annual Meeting of the AOA of Hawaiiki Tower, Inc. will be held on Monday, March 30, 2026 at 6:00 pm in the level 3 lobby. Registration will begin at 5:30 pm.

Three Board seats are up for re-election—incumbents are Director Mike Chapman, Director Douglas Hong, and recently appointed Director Heath Chung. 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 with their 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.

**HOMEOWNERS INSURANCE
IS MANDATORY
THE MAX. INSURANCE
DEDUCTIBLE IS \$250,000**

For any questions, please contact Elaine Gascon of Atlas Insurance,

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- Hallway Carpet
- Spectrum Upgrade...

HAWAIIKI TOWER IS FULLY INSURED

The Board recently approved FULL hurricane coverage for the building. Why is this important? It's a requirement under the condo law, HRS 514B-143, which says that condo associations in Hawaii must maintain property insurance equal to the full insurable replacement cost of the insured property. Hawaiiki Tower is valued at over \$300 Million.

Unfortunately this comes at a cost that every owner will have to share. Ultimately, maintaining full hurricane coverage is part of the Board's fiduciary responsibility. It ensures we can recover quickly after a storm, protect our residents, and preserve the long-term financial stability of the property in the unlikely event of a natural disaster. This change has also taken Hawaiiki Tower off of the "do not lend" list, so owners are able to refinance, sell or purchase using conventional loans, including Fannie Mae and Freddie Mac.

SECURITY STAFF

For all new residents or those who don't know, please make sure to contact Security at (808) 589-1347 for any water leak, smoke, fire, noise, or medical issue. They are here 24 hours/day and will respond to your unit to investigate even for the smallest drip or leak.

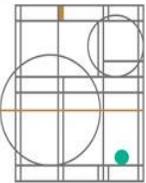
IMPORTANT INFO FOR NEW AC UNIT INSTALLATION

The Hawaiiki Tower central condenser water system is an energy efficient system that removes heat from over 800 water-cooled air conditioning units in the building. Each AC unit has a motorized valve that opens when the unit is turned on. It is the owner's responsibility to ensure that new AC units have this motorized valve along with an Automatic Flow Control Valve (AFCV) installed in the condenser water piping of the new AC. This allows maximum efficiency for the building and without it, the condenser water pumps work harder which increases electrical consumption in the building. It's important to know that the new units do NOT have the required AFCV installed unless specific instructions are given to the vendor at the time of ordering.

HALLWAY CARPET REPLACEMENT

The hallway carpet replacement project will be starting on March 11, 2026 and is expected to take 2–3 months to complete. Levels 3, 4, and 5 will be done first and then they'll work down from level 45.

The plan is to demo and prep two floors at a time. There will be noise and dust involved when each floor is done so proper equipment will be used to address that. We look forward to this nice building upgrade.



BRETT HILL
CONSTRUCTION · INC

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Condo & Air Conditioner Maintenance

**For information on rates and services or
to schedule an appointment**

(808) 864-5833

Servicing Hawaiiki Since 2001



Hawaiki Tower, Suite 303
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SPECTRUM UPGRADE

Spectrum will be upgrading the fiber nodes in the building on March 19, 2026. This is a FREE upgrade that is being done to increase the current bandwidth speed of 1.2GHz to 1.8GHz which will allow faster internet speeds in the future. This has been discussed in the past as “Hybrid Fiber Coax”, providing asymmetrical speeds without the invasiveness of installing large, bulky boxes in every unit.

There are four fiber nodes in the building located in the mauka electrical rooms on floors, 2, 8, 23, and 39. The work will take place overnight between 11:30pm–8:00am since the building will be without cable and internet while the nodes are replaced.

We are excited for this upgrade to keep up with technology advances as streaming has become more popular.

PROPOSAL TO CHANGE LOBBY DOORS

The owners have spoken and we reached 50% approval to proceed with the concept of replacing the existing revolving doors with custom sliding doors. Thank you to everyone who voted, whether for or against the project. At least you were given a chance to voice your opinions.

The next steps include identifying a consultant to manage the project from start to finish, which includes putting together the scope of work, managing the bid process, and ensuring that all work is done correctly. We look forward to a finished product that all residents will enjoy.

LEAK PREVENTION

Living in a condo, you are bound to experience a leak at some time. It's good to have the name of multiple licensed plumbers who are familiar with the building. We can provide that info to you based on positive feedback from other residents.

Every unit has water shut off valves that will at least shut the water off to the bathrooms and washer. It's important to know where they are in your unit and make sure they're working properly. You should also have the washing machine hoses inspected periodically or replaced every 5-7 years. This is the same for the toilet, sinks and refrigerator supply lines.

Units that are not occupied regularly need to be checked by a local representative several times a month. It's important to run the water in the unit and flush the toilets on a regular basis to prevent the cast iron drain pipes from drying up and cracking. We have noticed this happening more often in mostly unoccupied units.

CHARITABLE DONATION

Spring cleaning is here! For your convenience, we set up a donation drive with Salvation Army for Saturday, March 28, 2026. They have a 27' truck that will be parked in the loading dock from 9:00am–1:00pm.

Residents will be able to bring down items that include the following: clothing, small furniture, linens, bicycles, toys, small electronics, just to name a few things.

They will NOT accept large or damaged furniture, beds, office machines, building materials, or hazardous items. A complete list of acceptable and unacceptable items will be posted closer to the donation drive date.

All donations will receive a tax receipt.