

DA KINE



Happy Valentine's Day

President's Message 2024 Annual KEE Board Meeting



Our Annual Meeting was held on January 20, 2024. The meeting was well attended, and we had a quorum just over the required 50 % represented in person or by mail.

I want to extend my thanks to Lori Miller for her service on the Board this past year. I want to welcome our newly elected directors Vini Freitas and Lisa Lai. I am very happy that our Treasurer, Wendy Stafford, was reelected for a three-year term.

After taking care of the routine business, we received a budget report from our Treasurer. We also discussed actions being taken to deal with our aging sewer system. Both reports are summarized in this issue of DA KINE.

Our Resident Manager, Marlene Almadova, lead the team that cares for our property. She is supported by our maintenance staff. Bernardo, Matt, and James do so much to keep our property in shape. Please take the time to thank them when you see them out and about the property.

In the coming months we will be starting the project to repair our aging sewer system. This will be a major project and will at some time affect every owner. Our goal is to improve communication so that you can prepare for work in your area.

We also need to move forward on some other projects that have been delayed due to our extensive plumbing work over the past few years.

Thank you for your support. It will be an honor to serve as your president for another year.

.....**Walt Weiss, President**

Board Member and Staff Reports (Some Reports Presented in Writing for Publication in this issue of DA KINE)

Wendy Stafford (Treasurer) gave a summary of the 2023 year-end budget and finance report. We were over budget by 7.9% in our Operating Expenses Budget for 2023.



The cause was cost overruns in the Building Maintenance Category due to unforeseen grounds work and electrical repairs.

We also had unplanned insurance claims and insurance premium costs hikes that caused an overrun in the Other Expenses Category.

Bottom line is Actual vs Budgeted Operating Expenses exceeded the Amount Budgeted (See Below).

2023 Budget	\$1,352,454
2023 Expenditures	\$1,459,009
Net Overrun	\$106,555

Wendyl also provided a summary of the Reserve Fund. Monies in this important account are used to fund Capital Improvements and Major Projects.

In 2023, we budgeted \$139,402 for Major Projects. We spent \$515,027 due to major emergency plumbing and sewer line repairs. This resulted in unplanned expenditures totaling \$375,625.

As a result, projects scheduled for 2023 were cancelled and deferred to 2024.



Editor's Note:'

The Board was aware of the potential impact of Plumbing and Sewer Line repairs early in 2023. As a result, Armstrong Consulting Inc., was hired to complete a full Level II Reserve Fund Study.

The study analyzed the health of our Capitol Improvement (Reserve Fund) Budget. The monies in this account pay for the major maintenance projects that are necessary to maintain our property..

As a result of this study the Board adopted an increase of 6% to the monthly maintenance fee for 2024. The Board also Budgeted additional funds in anticipation of the Plumbing and Sewer Line Repair Project in 2024.

Public Relations Committee

Secretary Bert Wilkinson submitted this report for publication.



Good communication with owners is a top priority for 2024. Owners must be kept up to date on work schedules and details.

We will use emails to issue group and individual advisements. Our Resident Manager will post notices and provide person-to-person notifications when necessary.

We also urge all owners to visit the KEE Website at www.kuilimaestateseast.com. We hope to use our site to post work schedules and notifications in the future.

Grounds/Infrastructure Committee

In response to an owner's question, Bert Wilkinson provided the following.

The Board is considering hiring a Construction Management and Consulting firm to help us develop a plan to repair our aging waste system.

The Board hopes to save money by avoiding unplanned (emergency) work. All options for this project will be considered.

Marlene Almadova (Resident Manager)



Big mahalo to owners, residents, and the Board for their support in 2023. I am committed to seeing that the Capital Projects planned for 2024 are completed as scheduled.

Plumbing issues continue with major work in process in Building #15.

Please note that proof of HO-6 insurance is required on an annual basis and is now due.

Our new maintenance workers (Max and James) are learning their jobs with direction from Bernardo. I call them "Team KEE" and they have accomplished a lot in the past year. This included repair/maintenance to building stairways, railings, gutters as well as lighting, sprinkler, and the water supply system.

It is once again time for coconut trees to be trimmed. On Monday 1/29/24 Units affected are 77 through 130. On Tuesday 1/30/23 Units affected are 131 thru 168....On February 6th & 7th the Lalo side will be done, and I will post the units affected when the schedule is finalized. Please move your vehicles to allow this work to be completed.

Mahalo nui loa...Marlene Almadova

Kuilima Estates East Free Library



Did you know we have a free library at KEE. It is located in a bookcase under the cover at the Pavilion. Feel free to borrow a book or magazine. Return it when you are done. And if you have some **gently used** books or magazines to donate, just put them in the bookcase.



OWNER'S FORUM



Following the conclusion of the Annual Meeting, the floor was opened for comments and questions from those present. The following summarizes this segment of the meeting.

A member stated that the Tennis/Pickleball Courts needed to be resurfaced.

The Board will evaluate this request and take appropriate action. A note was made to recontact the owner on the Board's decision.

A member asked the Board to do additional tree trimming in parking areas to mitigate bird droppings and foliage falling on vehicles. In certain areas this is a big problem,

The Board will refer this to the Landscape Committee for action.

A member asked if the Board was considering ALL OPTIONS for repair and replacement of sewer line failures. The member noted the extreme disruptions that occur when sewer lines under and adjacent to units must be excavated.

Bert Wilkinson (Grounds/Infrastructure Committee) responded. He noted that all repair options should be considered. More on this response can be found in the Grounds/Infrastructure Committee Report.

There were no further comments from the floor. The Owners Forum was concluded.

After the annual meeting the Board met to appoint new officers. You will find the 2024

KEE Board contact information attached to this newsletter.

A FEW FRIENDLY REMINDERS



Construction, Repairs or Alterations May Require Board Approval

If you are planning to remodel or renovate your unit, please review page 5 of the *KEE*

House Rules. This section provides guidelines for all owner-initiated work projects at KEE. Your project may require Board Review and Approval. Contact the Resident Manager if you have any questions.

Use of the Pavilion for Private Functions May Require a Certificate of Insurance.

If Alcohol is to be used during any event at the Pool, BBQ or Club House area, the responsible person must complete a Liquor Indemnification Statement and obtain Event Insurance which includes a Host Liquor provision. The Resident Manager will provide you with this form. Single event insurance is relatively inexpensive and easy to obtain.

Use of Pool is for Residents and Renters.

Swimming pool use is for Residents, Renters, and their guests only. All guests must be accompanied by their host.

Vehicles on premises must be properly Registered.

Only authorized vehicles with current license plates, safety inspection certificates, insurance and registration are permitted on the premises. Improperly registered vehicles may be subject to tow at owner's expense.



FOR SALE OR WANTED

NO LISTINGS FOR FEBRUARY

Need an ad posted? Contact Vickie Dela Cruz at vickieldc@yahoo.com



**REAL ESTATE
NO LISTINGS FOR
FEBRUARY ON THE EAST
SIDE. FYI WEST SIDE
SHOWS TWO LISTINGS**

2 Bdrm/2Bath unit for \$2,000,000.
1 Bdrm/1Bath unit for \$1,199,000.

****DIS 'N 'DAT – Did you know that...**



In 15th century Europe, young men would pick a young women's name from a bowl to see who their valentine would be. They would wear the name on their sleeve for a week. And so the phrase "wearing your heart on your sleeve" was born!



In Wales, carvings were given as gifts on February 14th. Hearts, keys, and keyholes were common motifs on the carvings and the phrase "you unlock my heart" was created.



Koreans celebrate a day of love on the 14th day of **every** month. February is Valentine's Day and women gift their men. March 14th is White Day where men return the favor. April 14th is Black Day. This is for single and unattached men and women. They dress in Black and often go out to eat a

traditional meal of black noodles (Jjajangmen).

In Hawaii we celebrate Valentine's Day in much the same way as the rest of the United States. The holiday was not a part of the native Hawaiian culture. There is no Hawaiian word for Valentine...so how do you say "Happy Valentine's Day" in Hawaiian. Start with Happy. The word for that is Hau'oli. Then add Aloha, the universal word for love. The word for day is la. If you put these together in a proper Hawaiian way, you have the phrase "Hau'oli la Aloha". This translates to "Happy day of Love".

ALOHA AND HAPPY VALENTINE'S DAY!

Nesting Laysan Albatross



Once again, we have Albatross nesting near Turtle Bay. Many nests can be found between the 14th Green and the 16th

Tee Box on the Palmer Golf Course. If you go to look at the nests, respect the birds. Be quiet and stay behind the roped off areas.

February Events on Oahu

Punahou Carnival "Explore the Shore 24"
Feb 2nd & 3rd – 11am to 11pm - Free
Punahou School Grounds



How did we ever miss this in past DA KINE issues!
Like a State Fair with Food, Entertainment, Rides and so much more. Click on the image above for more information.

Lokahi (Diamond Head) Festival

Feb 10th, 2024 – 4pm to 10pm - Free
Kalakaua Ave in Waikiki between Seaside Avenue and Kapahulu Avenue

A fun street party in Waikiki. Arts and crafts vendors and food booths with live music and entertainment.



February 10th – Chinese New Year
“Kung Hei Fat Choy” (In Cantonese)

In addition to the above, there is a local event in February for which the date has not been set. It is worth following up on.

Matsumoto’s Shave Ice 72nd Birthday



All day event in the square by the shop in Haleiwa.....and \$1.00/Small 3-Flavor Shave Ice. The date is not

set so you will have to check in with them to find out.

February 19th – President’s Day



HAU’ OLI LA HANAU



FOR FEBRUARY

CAROLINE CUMMINGS - LANE DAVEY
HALLEY PRASAD - STEPHANIE SOUZA – WENDY STAFFORD
HERB ROSE – LESLIE NAKAJIMA

Let us recognize your birthday in DA KINE. Email your name to vickieldc@yahoo.com – Subject: DA Kine Birthday. Mahalo



KUILIMA ESTATES EAST BOARD OF DIRECTORS



President	Walt Weiss	waltweiss@comcast.net
Vice President	Lisa Lai	lisalai2070@gmail.com
Secretary	Bert Wilkinson	baw5671@comcast.net
Treasurer	Wendy Stafford	wendyw01@yahoo.com
Director	Rick Rocheleau	rick.rocheleau@gmail.com
Director	Ete Savini	ete.savini@aol.com
Director	Vini Fretias	vf808@icloud.com

RESIDENT MANAGER & SECURITY

Resident Manager – Marlene Almadova

Email: kuilimaeast@hawaii.rr.com

Phone 808-293-9974

Monday – Friday 9am – 2pm

KEE SECURITY (APEX)

Monday – Friday 3pm-7am Saturday/Sunday 24 hours

Phone 808-293-9974

NEWSLETTER & WEB PAGE

Bert Wilkinson & Vickie Dela Cruz

baw5671@comcast.net

STANDING COMMITTEES

Public Relations – Bert Wilkinson

Rules – Walt Weiss – Bert Wilkinson

Facilities and Infrastructure – Walt Weiss, Vini Fretias, Ete Savini

Grounds and Landscaping - Vacant