

**FEBRUARY (PEPELUALI) – 2026**



*Happy Valentine's Day*

**February Brain Teaser**

*What Do you call two birds in love?*

**Answer on Page 6**

# DAKINE



**President's Message**  
**2026 Annual KEE Board Meeting**

Our Annual Meeting was held on January 24, 2026, in the parking lot behind the pavilion under a large portable canopy. The meeting was well attended. The seating area was filled.

All those present observed a moment of silence in memory of owners whom we lost this past year. Marlene Almodova set up a memorial table at the meeting and recognized each of those owners. Please see our remembrance on page 8.

The Minutes of the 2025 Annual Meeting were approved, and Committee Reports were made. A summary of these reports follows my message.

We then proceeded to the election of Board Members. We had three positions to fill. The terms of Lisa Lai, Rick Rocheleau and Ete Savini were expiring. Rick and Lisa announced their intent to seek re-election to a three-year term. Patrice Haas was elected to fill the vacant position.

I want to welcome our newly elected director, Patrice Haas. Her knowledge of this community and professional background will be a big asset as we move forward with important business.

We were fortunate to have Sue Savio (Insurance Associates) present to provide advice and answer questions regarding the cost and importance of proper insurance coverage for owners.

I will conclude with a few comments on the Annual Meeting for those who could not attend.

Online video and audio access was provided but our Wi-Fi network did not provide clear and consistent coverage for those who logged in. Improving our network to provide acceptable remote access will be a priority for this coming year.

I want to close by repeating exactly what I wrote to you after last year's annual meeting.

"It is clear to me that our owner's care about Kuilima Estates East. I did not hear a single complaint. I did hear ideas and suggestions for the Board to consider as we go forward.

From all the members of your Board, thank you for your support. We need it to be successful.

..... **Bert Wilkinson, President**

**Board Member and Staff Reports**

**BUDGET**



Wendy Stafford (Treasurer) gave a summary of the 2025 year-end Budget Report. We came in under budget in all Operating Expense Categories except for Contract and Professional Services.

We had an increase in the cost of landscape and security service expenses, and we needed to pay for more legal work than we expected in 2025. These were unforeseen costs.

Bottom line is Actual vs Budgeted Operating Expenses were under the Amount Budgeted.

2025 Operating Budget	\$1,998,724
2025 Expenditures	\$1,811,087
<b>Net Under Budget</b>	<b>\$ 186,637</b>

Wendy also provided a summary of the Capital Improvement and Major Projects Account. These are our big-ficket projects. Again, we came in under budget.



2025 Capital Budget	\$720,000
2024 Expenditures	\$524,210
Net Under Budget	\$195,800

On the Income side of the budget, we had a much-needed surplus.

2025 Income Budget	\$2,009,701
2025 Income Actual	\$2,177,400
Net Surplus	\$ 167,700

In late December 2025, we completed the sale of one of our few remaining Lease Holdings. The sale of the fee combined with our operating budget savings provided a boost to our finances.

**Editor's Note:**  
*The first step to restoring our Reserve Fund is to stabilize our operating budget. Despite continued emergency repairs, we managed to do that in 2025. Our thanks go out to Mary Widiner, Wendy Stafford and Marlene Almodova for working so hard to do so in 2025.*

**Grounds Committee**



This dedicated group meets monthly to evaluate the condition of the property landscape; performance of our landscape contractor; and to make recommendations to the

Board on maintenance and improvements.

They continue to seek options to avert the threat posed by the Coconut Rhinoceros Beetle.

We hope to provide future funding for this group to make enhancements to our grounds.

**Infrastructure Committee**

Bert Wilkinson made a report on the work of the Infrastructure Committee.



**Waste Line Project**

We expect to finalize a contract with Warrior Construction to finish all waste line repairs on the property by early February.

We will establish a work schedule and provide owners with as much notice as possible.

We expect it to take less than 30 days for each waste line repair.

As part of our contract agreement, Warrior will remove and replace fixtures and appliances as necessary to access the piping.

Warrior will have an office on site and will meet directly with owners prior to the start of each job.

**Site-Wide Electrical Repairs**

Pragmatic Engineering is completing the design specifications necessary to get bids for repairs to our electrical system. Hiring Pragmatic to do this work will significantly reduce project costs. Work will be prioritized with a phased approach to the work schedule.

**Mailboxes**

We have received quotes for replacement of mailboxes. This project is several years overdue. Cost of the mailbox project is estimated to be 28.2K to install. We are waiting for the final cost to manufacture units that will fit into our existing mail kiosks.

As we move forward, keeping you all informed is a priority.

**Finance Committee**



**2026 Cash Flow**

Mary Widiner began with a summary of our projected cash flow for 2026. She noted that we had \$175 thousand cash on hand at year-end. We added \$191 thousand as the result of a leasehold fee

purchase. We are Projecting \$315 thousand in annual reserve contributions.

Our Projected Operating & Reserve Fund cash at the end of 2026 is \$681 Thousand.

**Waste Line Project Funding**

Our Attorney is drafting the Owner Letter (to approve the construction loan) and we anticipate this going out in the next 1-2 weeks.

We propose a construction Loan to fund our contract with Warrior Construction to



complete the remaining 30 (4-unit jobs) to replace our existing sewer lines.

Our loan is tentatively approved with Bank of Hawaii at an interest rate of 5.95%. This rate would be fixed for the full term of the loan.

The Construction Loan will be open for up to 24 months to allow time for voter approval and completion of the work. During that time, we will only pay the interest on the loan. We have budgeted for that in 2026.

Once work is completed (estimated at 12 months) payment to the contractor will be made and the principal and interest payments will start.

Each owner's share of the loan is calculated in the same manner as the Monthly Maintenance Fee (MMF). It is based on the Percentage of Common Interest (PCI) that is a part of our Bylaws.

Owners will have two options to pay their PCI cost. They can make monthly payments, or they can choose to make a one-time payment of their total share to avoid interest.

If you choose the monthly option, the PCI portion of the loan and interest is added to your monthly dues (for the 10-year term of the loan).

Depending on the type of unit you own, the monthly dues increase will be from \$110 for lofts up to \$220 for 2-bedroom, 2 bath condos. This includes the cost of interest which is approx. \$400-\$500 per year over the term of the loan.

If you choose the one-time payment, you will have 45 days to pay your share of the principal in full. No interest is charged.

Estimate payoff ranges from \$11,000 for lofts, \$14,000 for 1 bedroom or \$20,000 for the 2 bedroom, 2 bath condos.

Additional loan funding may be needed (for mailboxes and electrical work).

Any additional funding that increases the loan amount would have to be approved by a vote of the Owners.

Mary concluded her presentation by responding to an owner who asked what would happen if the loan was not approved. She noted that the Board would have to do an assessment to pay for the work that needed to be done.

### Public Relations AKA: Communications Committee



Improving communication is the priority in 2026.

Owners must be kept up to date on events and work schedules. We also must improve the remote-access audio and video capabilities for our Board Meetings.

We are looking for help on this committee; particularly someone with a little tech background to help with our webpage and upgrade of our Wi-Fi network setup for our Board meetings.

### Rules Committee



We will be looking at several amendments/additions to our governing documents in 2026. These include, but are not limited to:

Clarifying allowed STC operation on the property. Clear statement of STC operation approval and conditions under which approval is granted.

Change to the voter approval requirement to fund repair and replacement work. The limit must be raised, or essential work will be delayed. The type of work requiring a vote must be more clearly stated.

Review and possible restatement of the Percentage of Common Interest assessed to property owners given past expansion and remodeling of units.

Reimbursement recommendation for owners of lower units most impacted by the personal costs associated with waste line work.

Review of penalty/fine rates and enforcement policy.

When the committee actively starts work, we will be soliciting owner input and suggestions for bylaws/rules changes.



**Insurance Associates**



Sue Savio made a presentation on insurance. We have full value coverage for our property for 2026. Rates have stabilized at a lower rate than 2025. Our efforts to maintain the property (i.e. waste line and electrical work) are recognized favorably by insurers.

Sue discussed the differences between the Association’s Master Insurance Policy and Owner’s individual Policies.

In brief, the Master Policy covers exterior structures and common elements used or shared by members of the community.

Your Owner’s Policy covers the interior portion of your unit, your personal property and plumbing and electrical servicing your unit only.

Sue advised those who rent to review their coverages. Required HO-6 (Condo Owners) insurance is not enough if you use your unit as a Short-Term Rental. You should discuss increased liability and loss of use insurance, among other additions to your policy, with an insurance professional.

Sue also noted that insurance will not cover damage to unpermitted workspaces within your condo. Unfortunately, many units here at Kulima Estates East have had past work done without obtaining necessary permits. The only alternative is retroactive permitting, a difficult process to say the least.

**OWNER’S FORUM**



Following the conclusion of the Annual Meeting, the floor was opened for comments and questions from those present. The following summarizes the many comments and questions raised by attendees.

*An owner asked what would happen if the construction loan was not approved.*

The Board would have no option but to impose a one-time assessment on all owners. The waste line repairs are necessary and cannot be ignored.

*An owner raised the question of inequity in personal costs associated with waste line replacement. Units with the common line under the floor had significant personal expenses while upper units had very little.*

The Board is aware of this issue and is considering options to share some of these personal expenses. Any approved plan will include units where work has already been completed.

*The Board was asked how it would monitor the quality of the major work to be done.*

The AOA has hired The Bergeman Group to ensure the project is properly managed from start to finish. They provide the technical, legal and project management skills that we do not possess.

**IMPORTANT FOR OWNERS TO KNOW**



**Construction, Repairs or Alterations 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.

**Owner “As Is Condition” Responsibility**

When repairs to a common element require access into or through a unit, there are established rules for whom is responsible for the costs incurred.

Owners must allow access for repairs to be made. This may include entry into the slab foundation or interior walls. This is done at Association expense.

The Association will restore the worksite to its “as built” condition. Example: access to pipes under floors. The slab foundation will be restored but not the tile, plank or other floor surface.

The above rules are based on Hawaii State Statute, **Section 514B-137(a)**, our Association Bylaws and the “As Is” language



in the agreement that we all signed when we purchased the leasehold fee.

Whenever we must access your unit to complete a common element repair, we will do everything we can to minimize your cost and disruption.

**Short-Term Rentals on KEE Property**

The Kuilima Estates East Association of Apartment Owners approves Short-Term Rental of Property Units. This is conditional upon the unit being properly licensed and operated in compliance with Honolulu City and County Regulations. These regulations include, but are not limited to the following:

- Compliance with Occupancy Limits
- Retention of On-Island Agent
- Proper Licensing and Advertising
- Payment of City/County/State Taxes
- No Rental in Un-Permitted Space

Short-Term Rental violations occur too often and cannot be overlooked. Most involve rental of un-licensed units and bookings that exceed the legal unit capacity.

When violations are noted, owners will be notified. If violations continue, the agency regulating STR's will be notified.

**Work Noise and Rental Guests**

Please remember, on property work hours are 8am to 5pm Monday thru Friday and on Saturday in an emergency. We do our best to keep you notified. We ask you to do your best schedule your bookings so that your guest stays are not disrupted.



**FOR SALE OR WANTED  
NO LISTINGS FOR FEBRUARY**

*Need an ad posted? Contact Vickie Dela Cruz at [vickieldc@yahoo.com](mailto:vickieldc@yahoo.com)*



**REAL ESTATE**

- #64 for \$1,880,000 FEE SIMPLE
- #93 for \$1,100,000 FEE SIMPLE\*
- #139 for \$1,199,800 FEE SIMPLE
- #140 for \$1,199,800 FEE SIMPLE

\*Sale pending \*\* Sold \*\*\*By Owner

**\*\*DIS 'N 'DAT – Did you know...There's more to February than Valentine's Day**



Valentine's Day is the dominant topic for February. But we like to step out of the box. Let's look at some other things that make February unique.

**February Trivia**

Given February is the shortest month of the year it is surprising to note that it is considered the snowiest month of the year in many locations.



It is the only month that does not always have a full moon. But on February 1<sup>st</sup> of this year, you will be able to see the full moon of February. It is called the Snow Moon.

February is also the only month that adds an extra day to its month every four years. Of course, that causes those years to have 366 days.



February is widely considered the month of transition from winter to spring. A month of rebirth and renewal. Snowdrop and Yellow Aconite flowers bloom through the snow. The short/dark days of winter lengthen through February.

**Unique Holidays**

There are a lot of holidays in February. How about Groundhog Day on February 2<sup>nd</sup>. The Pennsylvania Dutch believe that there will be six more weeks of winter if a groundhog emerges from its burrow and sees its shadow.



Lesser-known holidays include National Mail Carrier Day on February 4<sup>th</sup> and National Pizza Day on February 9<sup>th</sup>. More well-known celebrations include the Chinese Lunar New Year, February 17<sup>th</sup> and Carnival (New Orleans/Rio) on that same date.

Not bad for the shortest month of the year,

**ALOHA AND HAPPY FEBRUARY!**



**FEBRUARY EVENTS ON OAHU**

***Punahou Carnival***

***Welcome to the Jungle***

Feb 6<sup>th</sup> & 7<sup>th</sup> - 11am to 10pm – Punahou School Grounds

This year’s theme is “Welcome to the Jungle! Like a State Fair with Food, Entertainment, Rides and so much more. Click on the image above for more information.

***We learned about this last year. Looks like a real fun event.***

**49<sup>TH</sup> Buffalo Big Board Surfing Contest**

Makaha Beach – Feb 14<sup>th</sup> - 22<sup>rd</sup>



Founded by legendary waterman Richard “Buffalo” Kalolo’okalani Keaulana, this contest seems to have it all! Watch big board surfers hang-ten and dead cockroach their way to victory. See tandem and five-person surfers on one board. Fourteen

different competitive categories. Wow!! Click on the image for more info.



**50<sup>th</sup> Annual Chinese New Year Festival and Parade**

Saturday February 14<sup>th</sup> 9:00 am – 10 pm

'A'ala Park & N. Beretania Street



Welcome in the Year of the Horse at this family-friendly festival in Honolulu’s Chinatown. The festival opens at 9am with music, dance, food and activities.

The parade kicks off at 4:30 pm at the Hawaii State Capitol and proceeds down Hotel Street to River Street. Click on the image for complete festival schedule.

February Brain Teaser Answer

***What do you call two birds that are in love?***

***TWEET HEARTS!***



**DON'T FORGET THESE DATES**

Sunday, February 8<sup>th</sup> Super Bowl



Saturday, February 14<sup>th</sup> Monday, Valentines Day



February 16<sup>th</sup> President’s Day

**HAU’ OLI LA HANAU**

***FOR FEBRUARY***



**CAROLINE CUMMINGS – LESLIE NAKAJIMA - HALLEY PRASAD**

**STEPHANIE SOUZA – WENDY STAFFORD - HERB ROSE**

***Let us recognize your birthday in DA KINE. Email your name to [vickieldc@yahoo.com](mailto:vickieldc@yahoo.com) – Subject: DA Kine Birthday. Mahalo***



**KUILIMA ESTATES EAST BOARD OF DIRECTORS**



<b>President</b>	<b>Bert Wilkinson</b>
<b>Vice President</b>	<b>Vini Freitas</b>
<b>Secretary</b>	<b>Mary Widiner</b>
<b>Treasurer</b>	<b>Wendy Stafford</b>
<b>Director</b>	<b>Rick Rocheleau</b>
<b>Director</b>	<b>Patrice Haas</b>
<b>Director</b>	<b>Lisa Lai</b>

**RESIDENT MANAGER & SECURITY**

**Resident Manager – Marlene Almadova**

**Email: [kuilimaeast@hawaii.rr.com](mailto: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](mailto:baw5671@comcast.net)**

**STANDING COMMITTEE BOARD ASSIGNMENTS**

**Public Relations – Bert Wilkinson**

**Rules – Mary Widiner – Patrice Haas – Mike Heh**

**Finance – Mary Widiner – Wendy Stafford**

**Facilities/Infrastructure – Bert Wilkinson-Vini Freitas-Rick Rocheleau-Butch Youmans**

**Grounds and Landscaping - Lisa Lai**



# IN MEMORY OF

