



Poinciana Matters

Newsletter – May 2024

Aloha mai kākou! As you may know, Poinciana Manor was constructed in 1975 and is reaching its 50-year birthday. As people age, they have greater needs and need greater care and additional attention. Buildings are no different. As buildings become older, much like people, they need more care. There is no denying that our building is showing its age. It will need major infrastructure, cosmetic and architectural improvements to keep its value and remain livable. To that end, the Board recently commissioned a building and mechanical assessment. The report determined that there are no indications of significant structural distress in the parking structure. However, the report identified the Plaza Deck (2nd floor) Waterproofing as a high priority item that should be undertaken within the next two years. The Board has begun soliciting bids for this project and will keep owners and residents informed as we move forward.

BOARD MEETING NOTES

- The Board reviewed reports by engineers Wiss Janey and suggested prioritizing of projects, with the Plaza Deck Waterproofing and replacement of decayed walkway guardrails receiving the highest priority.
- The Board reviewed proposals from three companies for the cleaning of all dryer ducts and roof covers and approved the proposal submitted by Platinum Air Duct Cleaning, LLC.
- Property Manager and the Architectural Committee report that prototypes for new signage for front door numbers will soon be available for Board review.
- Resident Manager Warren Ford reports that re-paving of the second entrance driveway and the guest parking area, with the addition of a speed bump, has been completed. Also, power washing of the 2nd floor deck was completed. Meanwhile the work on new grids for roof vents continues, with 40 completed and 20 more still to be done.

INSURANCE COSTS SOAR

At the last Board meeting, the Board approved an insurance renewal proposal of \$710,684 from Certain Underwriters at Lloyd's London and Great Lakes Insurance SE for the policy term 4/30/24 thru 4/30/25. The renewal coverages were marketed to several different insurance carriers to ensure the best terms and the best quote was received from Lloyd's. However, this is still a 212% increase from last year's rate of \$227,626. Insurers cite 28 large natural disaster events in the U.S. alone in 2023, including Maui's devastating fires, that caused an estimated \$93 billion in damages for the increase in rates.

2024 ANNUAL MEETING

- The 2024 annual meeting took place on March 14, 2024 at St. John Lutheran Church. A written report by President Farfan and auditor's report was provided to all owners registering for the meeting.
- A resolution on assessments was adopted by unanimous consent whereby any excess owner assessments not used by the Association in the current year may be applied against the following year's assessments as provided by IRS Revenue Ruling 70-604
- The Board members serve in a voluntary capacity and contribute many hours in regular and special meetings and committee meetings. Hearing no objections, the Board was authorized to have an annual dinner at the Association expense.
- Election of directors was conducted by secret ballot and cumulative voting with Scott Friend and Rose Kauina elected to 3- year terms expiring in 2027. The Board thanks Anna Moody for her service and Violet Liu-Frank for her interest in serving.

BOARD OF DIRECTORS 2024-2025

Darrell Beckmeier ~ Marion Douglas ~ Johnny Farfan

Scott Friend ~ Kirby-Lee Garbett ~ Rose Kauina ~ Judith Stilgenbauer

Your concerns or suggestions requiring Board action are welcomed and can be submitted in writing one week prior to the Board meetings, by sending to our Property Manager.

UPCOMING EVENTS

Here in Kailua we are fortunate to have several farmers' markets scheduled at different times throughout the week for our enjoyment and shopping pleasure. Each market has a unique character and ambience.

- Kailua Farmers' Market, Hawaii Farm Bureau, Thursdays 4-7 pm, Kailua Town Center (next door to Long's Drugstore), 609 Kailua Road. A bustling market with live music, featuring only Hawaii grown products including fresh produce and many ready-to-eat foods such as Mexican street corn, Argentinian empanadas, Vietnamese street food and more.
- Kailua Town Farmers' Market, Sundays 8 am-12 pm, rain or shine, 640 Ulukahiki Street (Next to Adventist Health Castle Hospital). Enjoy a lazy Sunday morning wandering the aisles for fresh island fruits and vegetables, delicious prepared foods and artistic treats. Relax in the open-air cafe while sharing fresh pastries, Hawaii grown coffee, and enjoy the casual, island vibe.
- People's Open Market, Kailua District Park, Thursday 9-10am From Kailua town going makai on Kuulei Road, turn right on S. Kainalu Drive after the Fire Station. Developed by the City and County of Honolulu, the POM staff determines a recommended price that the vendors may sell their produce at. A smaller market open for only one hour and often featuring beautiful local flowers.
- Lokahi Kailua Market, Sunday 9am-1pm, 340 Uluniu Street A one of a kind market in the heart of Kailua, embracing diversity and creativity, and supporting the artistic endeavors of small, local and Ohana-run businesses. Throw in some ono kine grinds and live music and it's the perfect combo for a good time.

NEXT BOARD MEETING
Thursday, June 13, 2024
6:30 p.m. – St. John Lutheran Church

FAQ

Why doesn't the Board install a dog park, children's playground, community garden, etc. in one of the green areas around the building? The Board receives requests from time to time to make physical changes to the property and/or buildings i.e. different railings, windows, front doors, etc. Pursuant to the By-laws of the AOA of Poinciana Manor it is not within the authority of the Board to make changes "different in any material respect from said Condominium Map" without an amendment to the by-laws. A material change includes the construction, structural alteration, or addition to any structure and an amendment requires a 67% vote of the owners. It is not within the discretion of the Board to make material changes to the property, such as installing a dog park, or buildings without the consent of a majority of owners.

HOUSE RULE REMINDER

As the summer season approaches and more of us take advantage of our common outdoor areas, including the pool, BBQ area and Koi Pond Pavilion, please be mindful of your conduct in these common areas. These areas are for the exclusive use of owners/residents, and they are responsible for the conduct of any guests. Smoking is not permitted in any of the common areas and roughhousing of any kind is not permitted in the pool area. Animals are not permitted in the courtyard. Voices should be kept at normal conversational levels. No radios, television, electronic devices or other similar apparatus should be used without earphones. Enjoy our common areas but also be respectful of those whose units are adjacent to these areas. Mahalo!

HURRICANE PREPAREDNESS

The central Pacific hurricane season begins June 1 and runs through November 30. The last few hurricane seasons have been pretty quiet which might cause some to let down their guard. But it's important to have an evacuation plan and disaster supplies in place. Assemble disaster supplies in advance: food, water, battery charger, radio and cash. As an isolated island state, a 2-week supply of food and water per person is recommended. Get an insurance checkup and document your possessions. Finally, prepare your unit and remove any items from lanais or outdoor areas that could become airborne.

CELEBRATE!

- 75th Annual Independence Day Parade July 4, 2024 Kainalu Drive from 10am-12pm.
- 2024 Kailua Fireworks Spectacular July 4th at 8pm over Kailua Beach Shuttles will be available from Long's Parking Lot to Kailua Beach Center From 4-9:30pm



CONTACT INFO

Resident Manager
Warren Ford
(808) 263-7654
Poincianamanor1@gmail.com

Property Manager
Cindy Kuhlman Low
(808) 566-4100

Cindy@Touchstoneproperties-hawaii.com