



PoINCIANA Matters

Newsletter – December 2024

Mele Kalikimaka, Hauoli Makahiki Hou and Happy Holidays! Festive decorations and holiday lights have begun to appear on our grounds marking the start of another holiday season. However you celebrate, your HOA Board extends the warmest wishes to you and yours this holiday season, and hope that the holidays fill your home and heart with joy, peace and happiness. We are truly grateful to serve you!

BOARD MEETING NOTES

- The 2025 Cash Operating Budget and Reserve Study was approved. Copies were mailed to all owners prior to the Thanksgiving holiday.
- Information on Hawaii Commercial Property Assessed Clean Energy and Resiliency (HI C-PACER) program will be obtained to potentially finance repair and replacement projects. HI C-PACER is a state-sponsored program that provides a new form of financing for building owners, condominium associations and property developers. HI C-PACER provides both retrofit financing and new construction financing of qualifying improvements.
- KGCA Committee Chair Garbett reported a new street parking monitor and citation system aimed at preventing parking for extended periods on Aolua Street and Aolua Place.
- A proposal from H.T.M. Contractors, Inc. was approved for the trimming, pruning, and containment of the canopy of 17 trees located on the property. Proposal includes the removal of all debris generated from the work.

CONTACT INFO

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KAILUA TOWN FOR THE HOLIDAYS

Kailua Town Holiday Displays - All Month Long. Visit holiday-themed displays around Kailua Town for fun photo opportunities.

Holiday Pet Selfies December 1-15, 2024. Take a pet selfie at any or all of four festive holiday-themed backgrounds across Kailua Town. Each pet selfie spot is open all day and located at an open-air location. Look for the Pet Selfie Set designation.

Photos with Santa - Saturday, December 7, 3-5 pm Santa will arrive to take photos in his Vintage Electric VW Bus. No reservation needed, free event. Take your own photos or someone will be there to take them for you. Located directly in front of Out To See in the Lau Hala Shops.

Bodhi Day Dharma Service - Sunday, December 8, 9:00 am Windward Buddhist Temple 268A Kuulei Road, Kailua

"Sip & Shop"- Thursday, December 12 4:30-7:30 pm Shop Small at Kailua Town's "Holiday Sip & Shop" event on Thursday, December 12 from 4:30 - 7:30 pm. Your donation to Shop Small Hawaii will get you access to all the pupus and refreshments throughout Kailua Town presented by Alexander and Baldwin. To start your Sip and Shop soiree, grab an event passport at the Lau Hala Shops Lobby (by the UFC gym entrance) and fill out your passport with stamps throughout the night for a chance to win a \$500 Kailua Town gift package. Early Bird Tickets (purchase by 12/11) - \$10 per person. Tickets at the door on December 12 will be \$15.

"Hope & Joy" 15th Annual Holiday Concert -Sunday, December 15, 4-5:30 pm Windward Choral Society's annual free holiday concert for the community. St. Anthony of Padua Church, 148 Makawao Street, Kailua

BOARD OF DIRECTORS 2024-2025

Johnny Farfan, President ~ Rose Kauina, Vice President ~ Darrell Beckmeier, Treasurer ~ Kirby-Lee Garbett, Secretary
Directors: Marion Douglas ~ Scott Friend ~ 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.

- Christmas tree disposal bags are available from Resident Manager Warren Ford in the office.
- For those enrolled in Automatic Payment of the monthly maintenance fees, please ensure that the correct amount is being debited pursuant to the new budget fees effective 1/01/2025.

YEAR IN REVIEW This past year has been a challenging one as the Board grappled with many difficult issues including a sudden, astronomical increase in insurance rates for our complex for the year 2025. The rate increased 212% from \$227,626 to \$710,684 from Certain Underwriters at Lloyds of London and Great Lakes Insurance SE. This hike in insurance fees affected HOA's across the islands, with some receiving notices of non-renewal from their insurers. Fortunately, that was not the case here and unlike some other associations, the Board managed the increase this year without the need for a special assessment.

Also, during the last year the Board commissioned Wiss, Janney, Elstner Associates, Inc. (WJE) to perform a condition assessment of the property building envelope and structure. The Board also engaged Okahara and Associates, Inc. (Okahara) to prepare a limited mechanical building condition assessment for Poinciana Manor. The goal was to provide the Board with an overview of the over-all condition of the property at this time, and a blueprint for going forward with repairs and improvements.

The good news is that the review found no indications of structural significant distress in the parking structure that would suggest any structural concerns at this time.

The reports indicated that the storm drain, sanitary and sanitary-vent cast iron piping and pipe reports be considered for replacement and repair as the system is approaching the life span of cast iron piping of 50 to 60 years. It also identified the Plaza Deck Waterproofing as a high priority along with the repair of all wooden posts with significant decay.

In response, the Board has received quotes for piping replacement and 2nd Deck Waterproofing Reconstruction and 88% of the decayed wooden posts have been replaced with the remaining scheduled for completion. This was accomplished in addition to the usual maintenance of the common areas, pool, barbecue area, courtyard, koi pond, etc. that the Staff is responsible for. Also, you may have noticed the new door number signs that were installed for each unit.

Finally, staff completed replacement of the wooden shingles in the unit stack closest to the main entrance to the parking garage. The Board is aware of the deteriorating appearance of the wood siding in many areas and is seeking quotes to have the siding replaced in an expedited manner.

FAQ Why isn't the Board meeting held at the Koi Pond Pavilion as it was in the past?

The Board is aware that it is more convenient for some to attend meetings at the Pavilion instead of at the St. John Lutheran Church on Kailua Road, where it is currently held. However, when the meetings were held at the Pavilion, the question of ensuring the confidentiality of the Board's executive sessions was raised. Executive session is closed to the public to preserve attorney-client information, discuss potential litigious matters and contractual and/or personnel issues. Individual owners' and tenants' personal information is sometimes discussed regarding citations, fines, delinquencies, etc. Because of the open-air design of the pavilion and its placement in the courtyard, there was no way to guarantee the confidentiality of the executive sessions, and so the decision was made to move to an indoor location capable of being protected from public scrutiny.

CELEBRATE HONOLULU CITY LIGHTS

It's beginning to look a lot like Christmas at Honolulu Hale and this year marks the 40th anniversary of Honolulu City Lights. Opening night festivities - including the tree lighting ceremony, Public Workers' Electric Light Parade and City Lights block party are scheduled for Saturday, December 7, 2024.

The month-long celebration of the Honolulu City Lights kicks off with a block party at 4 pm on Punchbowl Street and across the Frank F. Fasi Civic Grounds. The Public Workers' Electric Light Parade begins at 6:15pm from 'A'ala Park. Then, as the Electric Light Parade passes Honolulu Hale, Mayor Rick Blangiardi will illuminate Honolulu Hale's holiday tree and the lights and displays decorating the grounds.

New this year to commemorate the 40th anniversary of Oahu's iconic holiday celebration, are 250 feet of lighted tunnels, fifty illuminated trees throughout the grounds, a train for keiki rides, and festive motifs lining Alapa'i and Beretania Streets.

There will be a variety of foods available for purchase at the Frank F. Fasi Civic Center throughout December. On Opening Night, food booths will be located on Punchbowl Street.

Free public parking is available at Frank F. Fasi Municipal lot, with entry from the left lane of Beretania Street just past Alapa'i Street. Honolulu City Lights is presented free as a gift to the community by the Friends of Honolulu City Lights and the City and County of Honolulu.