

General Manager's Letter

Aloha WB Ohana,

May is almost over and once the Memorial Day weekend passes, that signifies summer is upon us and that means our Rec Deck, BBQ areas, and pool will be all very busy with residents and guests enjoying the sun, fun, and just being outside. Our expansive Rec Deck and numerous property amenities will be quite busy and I am happy to announce that we have a new operator for our Snack Bar and once they complete some renovations and improvements including a new menu, the "Banyan Snack Shop" will be re-opening just in time for those hot summer days. In conjunction with the anticipation of summer and as part of our continued efforts for improvements, we have scheduled the temporary closure of our swimming pool and Jacuzzi's for general cleaning, service, and repairs and this will be done from 5/22-5/28. As a reminder, we ask all residents and guests using our Rec Deck, BBQ grills, swimming pool, Jacuzzi's, children's play area, sauna's, etc. to be sure to remove all personal items after use, deposit trash in containers, clean up after you are done, and enjoy yourselves but be mindful of others.

I would also like to share a few other important items for everyone to be aware of as we move forward into the summer months:

- Please minimize and mitigate excessive noise and disturbing your fellow residents. We all need to be aware of our surroundings and try and minimize disturbances within our units and common areas.
- If you have not already done so, please register your bikes/mopeds that are stored in WB residents cage on B1 level. We will be going through cage (and parking garage) and any bikes/mopeds or motorcycles not registered or with no identification after June 30th, will be documented, removed and disposed of by AOA Security.
- Lastly, and maybe most important is being aware and prepared for emergencies. June 1st also signifies the start of Hurricane Season which runs from June-November for our Hawaiian Islands and we all need to be aware and prepared for this and other emergencies like flooding, medical, and fire which are all very serious events that none of us want to ever see or experience especially in a high-rise multi-tower condominium like the Waikiki Banyan. We will keep you all updated and informed of any weather, safety, or community/property related issues and concerns through emails, posted notices, and even our property website which is presently being re-designed and updated and should be back on-line in coming weeks.

Summer is always a time to have fun in the sun and we all look forward to enjoying everything that makes living in Hawaii so special but please keep in mind that being aware and prepared is just as important. If you have any questions, or need any assistance or information, please contact us here at the property or by email at sterling@waikikibanyan.org.

Mahalo for your continued support and enjoy the summer season! 😊

Sterling Paulos
AOAO General Manager



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President's Message

Aloha Fellow Owners,

I hope you are all doing well and enjoying the spring season. Well here we are, already moving into the summer. The GM and staff have been working hard at our spring cleaning activities – from power washing, painting, repairing and trashing (tossing out the junk we should have never had) to landscaping, pruning and replacing old, ugly stuff (like the trash bins). Now time to start moving into those pre-summer activities like completely draining and cleaning the pool (we're not sure when draining of the pool was last done); replacing the Mango tree (finally got C&C permits) with some nice Palms, and cleaning the trash chutes (Yahoo!)

Your Board, along with the GM and Hawaiiiana has been working hard towards completing some of the actions started last year including:

- The Fire Alarm System Replacement (now complete pending some minor work and obtaining Fire Marshall Approval)
- The CCTV System upgrade (done)
- Tower 1, Unit 604 rental (previously resident manager's unit repurposed for unit rental with all proceeds being added to the general AOA revenue fund).
- Parking fee addition providing for up to 4 hours parking for \$10 (A pilot program which will be assessed at the next BOD meeting.)
- Expanding the Bicycle Parking Area to both areas of the cage (Done)
- Hiring our new Security Manager. Gilbert has been working split shifts, holds down the fort on Saturdays, and has quickly come up to speed. (Done)
- Installing 60 new Lockers in the laundry rooms (50% done)
- Updating our staff's radio/communications systems (Done)
- Hot water storage tank repair (done)
- Water Heat Pump replacement for the pool (done – pool now nice and warm!)
- The Drain Line Replacement Project re-starting soon. (Permits have been obtained allowing us to re-start this project in the very near future)

Your Board members, along with the GM and Hawaiiana, have also been active in finalizing studies geared towards improving our facilities and services. These include:

- A new garage management system (Revenue increase with proposals planned at July BOD Meeting)
- LED lighting for the common areas (3 proposals have been received and are being prepared for BOD Review. Safety, appearance and cost savings project with less than 3 year payback)
- Proposals on the needed 5th/6th floor structural repair work. (Deferred Maintenance Issues that can no longer be deferred. Three proposals recently received will send out for BOD review soon)
- A review of parking policies and rules (improve utilization and safety)
- A review of personnel and admin polices and rules (covering processes & procedures, conduct, benefits, retirement, pay scale, etc. The New Employee Manual should be done by end of May.
- Reserve Study Review (We have ordered a 3rd party Level 1 Reserve Study from a Board selected professional company. The study is planned to be reviewed by the BOD in early June.)

I'd like to take this opportunity to thank those hard working Board members and management for their efforts, input and recommendations, and support of these important actions.

Our next regular Board meeting is scheduled for 11 July 2017, although we may have a special Board meeting in early June to review the Reserve Study Results.

Our regular Board meetings are always preceded with an owner's forum and I encourage you to attend if possible. Your input (comments, suggestions, feedback) is very important to the Board members and helps us stay on the right path. If you're not able to attend, than you can send your comments to the general manager by email (sterling@waikikibanyan.org) or written note; and he will forward your comments on to all the Board members.



I hope you all have a great summer.

Mahalo for your support,

Bob Ivanoff

Banyan employees who celebrated their anniversaries in May are.....

- Leomar Valdez: Housekeeping (1 year)
- Kyle Yanabu: Security (3 years)
- Narcisco Pagaduan: Housekeeping (5 years)
- Wellie Tabago: Housekeeping (5 years)
- Ruben Tabalba: Housekeeping (5 years)
- Henry Lee: Security (7 years)
- Eusabio Mamaclay: Housekeeping (9 years)
- Brian Hokama: Security (12 years)
- Benny Antonio: Housekeeping (13 years)



Safety Training Session for “Slips, Trips, & Fall’s”.



Maintenance and Housekeeping staff

