

WAIKIKI BANYAN *Condominium*

Newsletter

November 2023

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President's Message



This will be a longer article than usual as this month there are two major things I need to discuss with you: the 2024 budget, and hurricane insurance. I hope you'll be able to take the time to read through everything as there are important things on the horizon.

2024 Budget

The Good News

You'll read elsewhere in this newsletter about what the Board is being asked to consider at the November Board meeting; an increase of between 4 and 4.25% in monthly fees with no special assessment.

On one level that's good news and it's in line with what we've been telling you was our goal. We all need a break from special assessments, and there are none currently projected. Similarly, increases in the same range are projected for the coming years. So far so good.

The Rest of the Story

But I wouldn't be honest if I didn't say there were unknowns and potential surprises of the "gotcha" variety. We had one at the last minute in the current budget cycle. Our accountant informed us that some prior carryforward losses had run out and we were facing a moderate income tax bill this year and a much larger one next year, for which we'd have to start making quarterly estimated payments. This didn't cause a significant increase in the monthly fee, but we did push it up just a little to stay ahead of the game.

Another unknown is the Rec Deck project. We had good estimates on cost. Those estimates didn't take into account an 18 month and counting delay from DPP in getting our permits. Prices have gone up in the interim. When we finally go out for bids, on that happy day when we get our permits, what will be the result? Will costs have escalated enough that we might have to consider yet another special assessment? We all hope not but I'd be dishonest if I were to offer a firm guarantee.

The Path Forward

The guarantee I can offer, however, is that the Board will do the best it can. We're looking for ways to raise revenue without impacting our owners. One thing being discussed is increasing the parking rates. We're also looking very hard into income tax mitigation strategies.

Hurricane Insurance

The second item I want to mention— again— is hurricane insurance. Recall that the AOAO did not purchase 100% hurricane insurance because it would cost from \$650,000 to over \$1 million if we could even get it. However, because of new rules from Freddie Mac and Fannie Mae, banks and brokers in Honolulu won't offer loans against Banyan properties and other Waikiki properties. Resolving this is going to take a long time. The only option at present is to try to buy insurance.

Some owners have told me that they don't want to spend a potential \$1,000 per year per unit just so some people can get loans. Banyan units are currently selling at a high price and a short time on market. But there's also the issue of HELOCs (home equity lines of credit) and refinancing. Other owners feel that Banyan property values may start to slip if loans aren't available.

We'll soon be sending out a survey asking your opinion about whether we should try to buy full insurance, and whether or not you or a potential buyer of your unit has run into problems due to not being able to get a loan. *Please take a moment to respond.* This is a big, consequential, and expensive matter. And do understand that we feel we have adequate overall insurance based on risk analysis, i.e., the low probability of encountering a megastorm that completely destroys the complex.

Thanks for bearing with me and having read all this through to the end. Please be sure to ask questions and make suggestions either at the owner's forum or to info@waikikibanyan.org.

---*Bob Newell, President*

Treasurer's Report



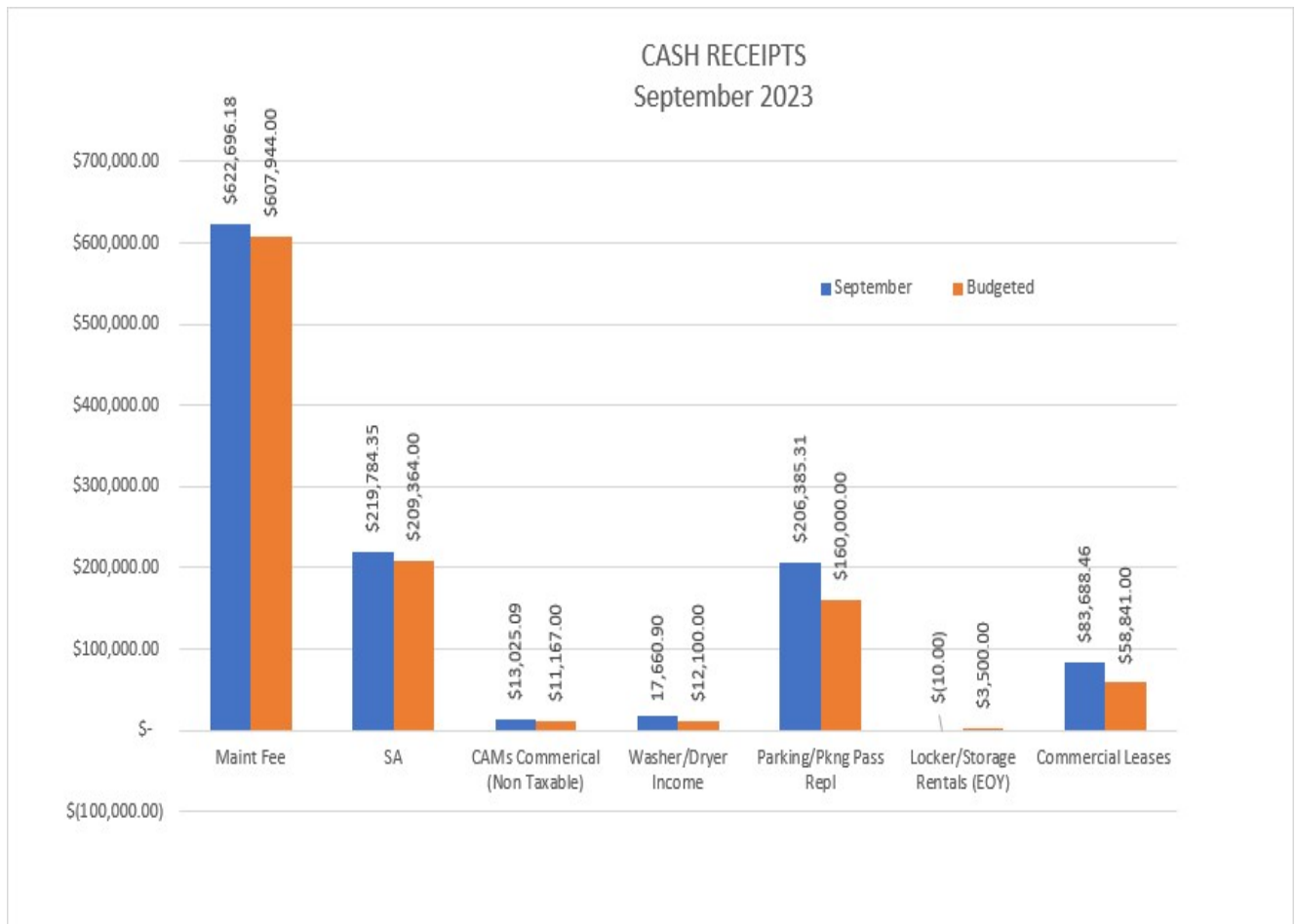
Treasurer (Snapshot) Report:

Sept. 2023 & 2023 YTD Snapshot of Financials:

Cash Receipts:

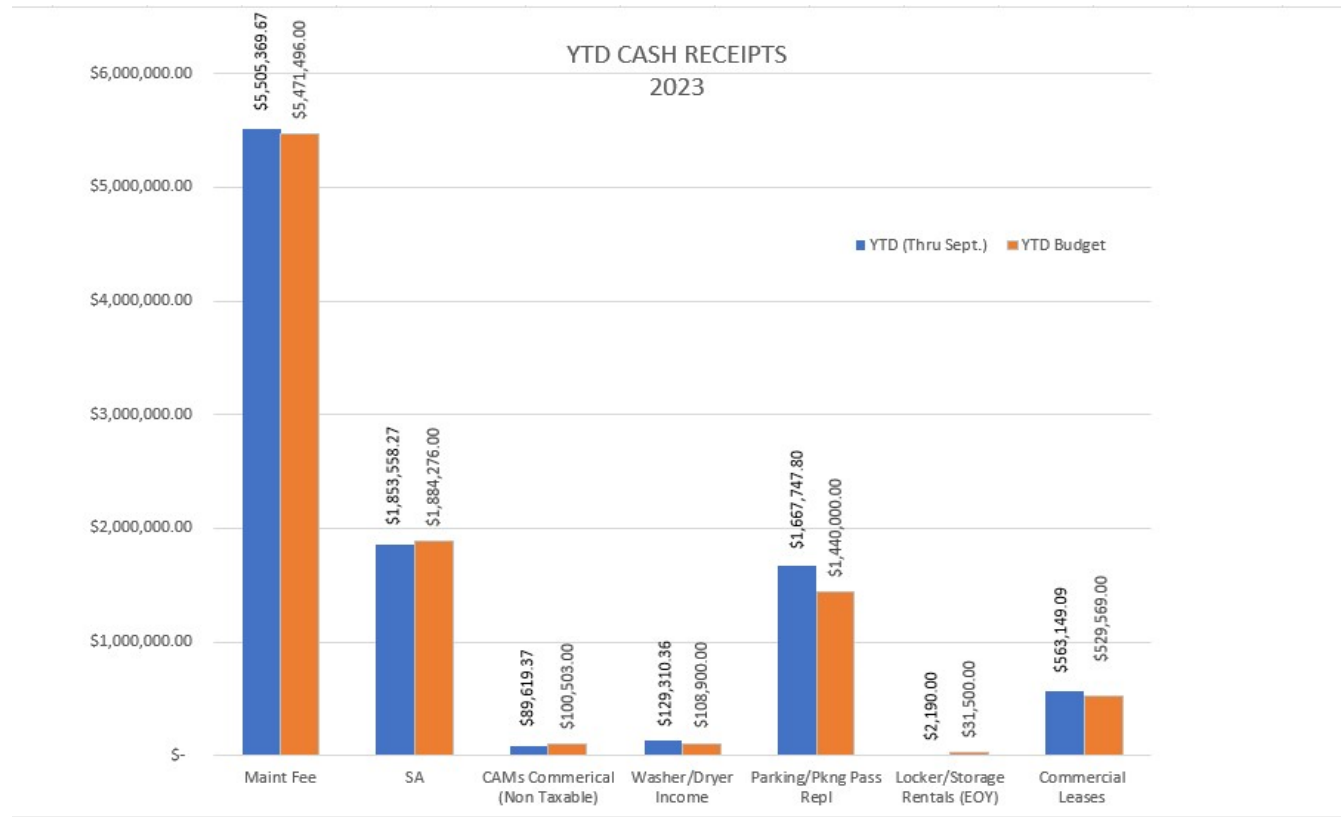
September Cash Receipts:

Actual = \$ 1,189,132.02 Budgeted = \$ 1,072,350.00 (110.9 % to Budget)



YTD Total Cash Receipts:

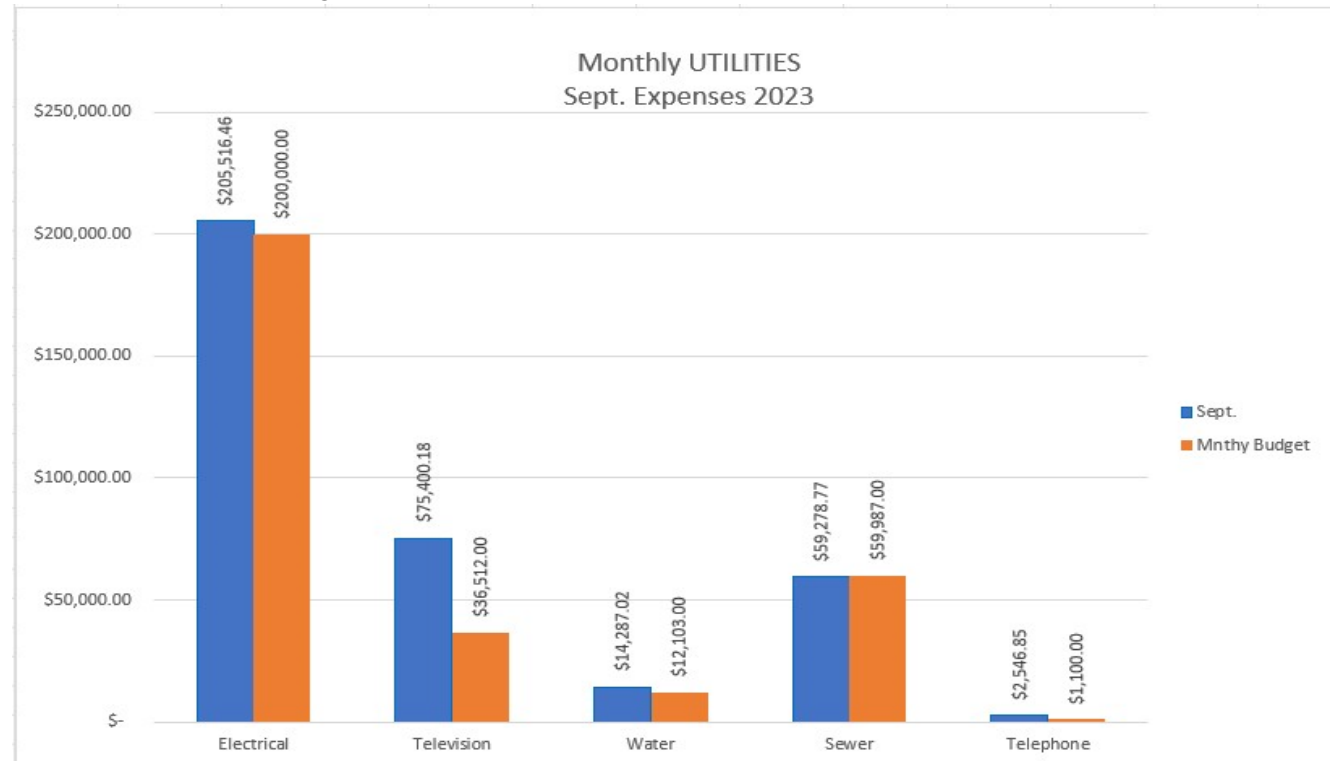
Actual = \$ 10,099,254.81 Budgeted = \$ 9,651,153.00 (104.6 % to Budget)



Cash Disbursements (Expenses):

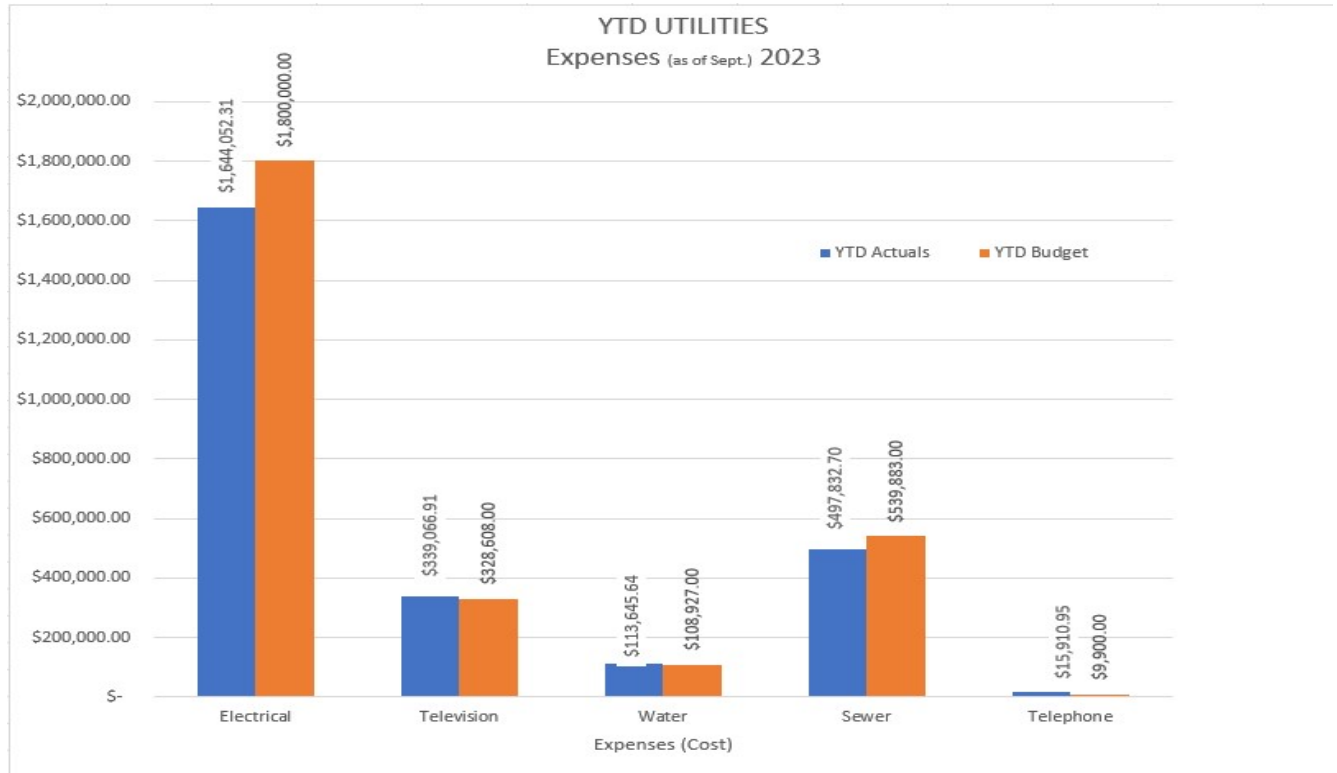
September Cash Expenses:

Actual = \$ 692,338.66 Budgeted = \$ 732,449.77 (94.5 % to Budget) (5.5 % below budget) Note: Actual versus Budgeted more in-line this month.



YTD Total Cash Expenses:

Actual = \$ 6,845,457.60 Budgeted = \$ 6,836,005.00 (100.1 % to Budget) (0.9% under budget)



Treasurer Desk Activity Notes:

Additional items that are being worked on are:

- Delinquency Report Follow up Process

We are in the process of defining and understanding the roles and responsibilities for Hawaiiana, the Porter legal team and the Board to better manage the overall steps in pursuing delinquencies in a more efficient and timely manner. Next steps include a kickoff meeting with Porter’s paralegal, Kapono and me.

- Funds Reinvestment

Project reserves funds were not being utilized to their fullest, and we are now ready to invest these funds into a mix of Treasuries, Agencies, HI Municipal bonds and broker CDs. Per Eric of First Hawaiian bank, investments will be funded during the week of October 30, 2023. All assets are compliant with HRS 514B.



TREASURER'S REPORT
 WAIKIKI BANYAN

CURRENT MONTH SUMMARY
 SEPTEMBER 2023

INCOME	Actual	Budget	✓	Variance
Non-Taxable Receipts for the month:	\$847,369	\$834,975	✓	\$12,394
Taxable Receipts for the month:	\$341,763	\$237,376	✓	\$104,387
TOTAL RECEIPTS for the month:	\$1,189,132	\$1,072,350	✓	\$116,782
EXPENSES				
TOTAL OPERATING EXPENSES for the month:	\$692,339	\$732,450	✓	-\$40,111

There is a net operating **SURPLUS** of: **✓ \$496,793**

Utilities:	\$357,029	\$309,702	✗	\$47,327
Contracts:	\$260,085	\$249,037	✗	\$11,048
Building Maintenance:	(\$31,611)	\$24,305	✓	-\$55,916
Administration:	\$9,085	\$4,098	✗	\$4,987
Professional Services:	\$19,276	\$22,087	✓	-\$2,812
Payroll and Benefits:	\$55,043	\$78,281	✓	-\$23,238
Other Expenses:	\$23,431	\$44,940	✓	-\$21,509

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$830,009
Reserve Accounts balance is:	\$12,222,133
Restricted Cash balance is:	-\$150,297
TOTAL Cash and Reserves balance is:	\$12,901,846

YEAR-TO-DATE SUMMARY
 SEPTEMBER 2023

INCOME	Actual	Budget	✓	Variance
Non-Taxable Receipts for the year	\$7,578,765	\$7,514,773	✓	\$63,992
Taxable Receipts for the year	\$2,520,490	\$2,136,380	✓	\$384,110
TOTAL RECEIPTS YTD:	\$10,099,255	\$9,651,153	✓	\$448,102
EXPENSES				
TOTAL OPERATING EXPENSES YTD:	\$6,845,458	\$6,836,005	✗	\$9,452

YTD, we are **✓ \$3,253,797** under budget on regularly budgeted items.

Utilities:	\$2,610,509	\$2,787,318	✓	-\$176,809
Contracts:	\$1,992,109	\$2,257,451	✓	-\$265,342
Building Maintenance:	\$440,416	\$218,745	✗	\$221,671
Administration:	\$22,485	\$48,879	✓	-\$26,394
Professional Services:	\$233,334	\$204,750	✗	\$28,584
Payroll and Benefits:	\$713,558	\$736,681	✓	-\$23,124
Other Expenses:	\$833,047	\$582,181	✗	\$250,866

Capital Expenditures YTD:	\$1,192,242	\$7,726,298	✓	-\$6,534,056
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-Mo Schrieber, Treasurer

Board Action Team Reports

Budget Team



The 2024 Budget Team had its final meeting on Wednesday, October 25th 2023.

We have been revising, updating and placing final notations on the 2024 Operations & Project Reserve budget, and feel confident with the budget review.

A few notable expense items that continue to influence our future budgeting are the escalating costs of Building Insurance, Water, Electricity, plus Federal & State tax liabilities. We are anticipating an approximate percentage range increase of 25% - 30% for these expense items and the appropriate dollars have been factored into the estimated 2024 budget. The projected increases in the next year will have a profound impact on the overall budget results.

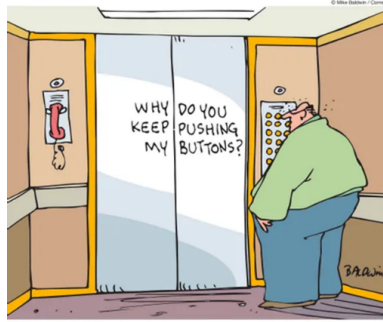
The tentative 2024 Budget is still looking very favorable with a modest Maintenance Fee increase of less than 4.25% based on current information and projections, and no Special Assessment in 2024.

Next steps will be Board review, answer any questions, and make changes or updates as necessary. Final board approval of the 2024 budget will be voted on for acceptance in the November 2023 board meeting.

2025 Budget review will begin in March 2024.

–Mo Schreiber, Treasurer and Team Lead

Elevator Team



Otis has provided us with the following updated “accelerated schedule” for the elevator update project. “Accelerated” means that one elevator in each tower will be worked on at the same time, reducing the overall time to project completion significantly. Of course all plans are subject to change as things move forward.

ID	Task Name	Duration	Start	Finish
1	Shop Drawings & Submittals	8.2 wks	Fri 9/15/23	Fri 11/10/23
2	Consultant Review	3 wks	Mon 11/13/23	Fri 12/1/23
3	Equipment Manufacturing	15 wks	Mon 12/4/23	Fri 3/15/24
4	Shipping	4.2 wks	Mon 3/18/24	Mon 4/15/24
5	Twr 1 - Elev 1 Installation	13.2 wks	Mon 4/22/24	Mon 7/22/24
6	Twr 1 - Elev 2 Installation	12.2 wks	Mon 7/29/24	Mon 10/21/24
7	Twr 1 - Elev 3 Installation	12.2 wks	Mon 10/28/24	Mon 1/20/25
8	Twr 1 - Elev 4 Installation	12.2 wks	Wed 1/29/25	Wed 4/23/25
9	Twr 1 - Punchlist	1 wk	Thu 4/24/25	Wed 4/30/25
10	Twr 2 - Elev 5 Installation	13.2 wks	Mon 4/22/24	Mon 7/22/24
11	Twr 2 - Elev 6 Installation	12.2 wks	Mon 7/29/24	Mon 10/21/24
12	Twr 2 - Elev 7 Installation	12.2 wks	Mon 10/28/24	Mon 1/20/25
13	Twr 2 - Elev 8 Installation	12.2 wks	Wed 1/29/25	Wed 4/23/25
14	Twr 2 - Punchlist	1 wk	Thu 4/24/25	Wed 4/30/25

During the November Board meeting, GM Chris will be presenting a choice of designs for the elevator cab interiors. We are all pleased to see this much needed project getting underway.

---Bob Newell, President and Team Lead

Energy Conservation Team



Electrical Transformer Update:

The new transformers for both towers have arrived. Installation updates will be provided by the AOA office so everyone can plan accordingly.

Rooftop Solar Generation Project Update:

Still under review. Chris is seeking additional competitive bids to ensure the best possible outcome for our facility as we embark on this renewable energy solution to help reduce the Banyan's electric bills and support Honolulu's clean energy goals.

Board of Water Supply (BWS) - Draft Proposed Water Rate Schedule Update:

No change;, please refer to the October 2023 Newsletter for more information.

Hawaiian Electric (HECO) Shift and Save Pilot Program:

No changes, please refer to the October 2023 Newsletter for more information.

–Brett Hulme, Team Lead & Vice President

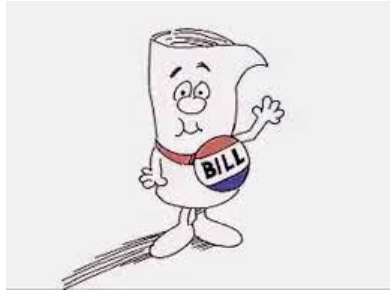
Insurance Team



No update. As noted above, we will soon be surveying owners about Hurricane Insurance.

--Brett Hulme, Vice President and Team Lead

Legislative Team



Things are still pretty quiet on the legislative front. Bill 53, which aims to make it less onerous to register a short-term rental (STR) by easing some of the requirements such as a current title search, has been stalled for the time being. At the October 18th Zoning meeting, DPP asked for, and was granted, a 60 day extension before the bill goes to second reading saying they need more time to prepare for the changes.

DPP also has not yet figured out the STR renewal process for those who registered last year and are now due to renew. The latest note on their website reads: *“Short Term Rental renewals are delayed for the time being. Registered STR operators with soon to expire certificates will be notified when the renewal system is available. Published: 16 October 2023 Last Updated: 16 October 2023”*

The Oahu Short-Term Rental Alliance (OSTRA) similarly put out a notice to their members:

“Your OSTRA team has been in touch with DPP about their new streamlined registration process. DPP's technical team is still putting finishing touches on it and will be released soon. Those who registered, as instructed last year starting in the fall of 2022 do not have to worry about passing their one-year re-registration mark. DPP will contact all who have registered via email to re-register using the new streamlined process.

DPP is aware of the high number of eligible properties on Oahu that have not yet registered. Once the new process is rolled out, those advertising for less than 30 days and not registered will be issued Notices of Violation for \$10,000. Please register as soon as possible to avoid the NOV and help maintain the credibility of our industry. The DPP understands OSTRA's collaborative role and appreciates ours and your efforts.

Mahalo, your OSTRA Directors”

We will continue to track this and will let you know once we hear anything more about the renewal process.

Short term rentals are a hot topic in all areas of the country and beyond these days. It seems most every city and town is in the process of either banning them outright, creating a maximum number of total nights per year that one is permitted to rent, or, as in New York City, making it a requirement that the owner must live onsite. My own home town of Vancouver, BC just enacted legislation effectively banning short term rentals, similar to our laws here in Honolulu.

It is imperative that the Banyan stay squeaky clean and not do anything to jeopardize our carve out. The Board recently approved a new House Rule that will require owners to report the occupancy status of their unit(s) to the office annually (for example owner occupied, long term rental, short term rental) and provide their STR registration number each year on renewal if their unit is being used as a short term rental. This new House Rule is currently being drafted and owners and agents will be given more information on how and when to report once the system is in place. This is solely to ensure that, if DPP starts looking at us, we can respond that we have put measures in place and emphasized the need for our owners to be legal if they are doing short term rentals.

We also hope this will encourage all STR owners and agents who have not yet registered with DPP to do so immediately. Under Ord. 22-07, you may not advertise or rent your unit for periods of less than 30 days until you have registered and have received conditional approval along with a STR Permit Number. This permit number must be shown on your unit listing on all advertising platforms such as VRBO, AirBnB, personal or agent websites, etc. DPP is actively sending out Notices of Violation to non-registered STR owners and we strongly urge you to register your unit to be in compliance with the law and our own Waikiki Banyan Bylaws, House Rules, and Declaration. We have provided much of the information you will need to register on our Waikiki Banyan website under the Short Term Rental tab for your convenience.

--Cathy Panizzi, Secretary and Team Lead

Parking Team/Security Team



Access Control for Elevators and Parking Ramp; Parking Ramp Traffic Study:

Chris is in the process of contacting our lead consultant to schedule a “kick-off” meeting with the Elevator, Parking and Security teams for team introductions, review key goals and scope of work, identify key contacts, define action steps and timeframes, and Q&A.

Parking Garage Rates:

The parking team will be meeting on November 8th to review Waikiki area parking rates and determine if an increase is warranted. The team’s recommendation will be shared with the entire board for approval in the December 2023 board meeting.

Kuhio New Bus Lane Update:

No changes or additional information at this time.

--Mo Schreiber, Treasurer and Team Lead; Brett Hulme, Vice President and Team Lead

Process Improvement Team



I've polled Board Members for their opinions on how well the Board meetings are run, how effective they are, and how they can be improved.

While there is general satisfaction overall, we can always do better. The key issue seems to be focusing the discussion and keeping repetition and off-topic comments to a minimum. In my role as President, I'll need to be more aware of this and perhaps be a little more forceful at times. I certainly never want to cut off valuable discussion, but we only have a limited amount of time, especially when our agenda is (typically) long.

As an owner, if you listen in to the meetings and have any suggestions, please send them to info@waikikibanyan.org. I'm a firm believer that we can always do better and should strive for constant improvement.

--Bob Newell, President and Team Lead

Agent Relations Team



This project has languished a bit but we're finally getting it off dead center. A survey will very shortly go out to all known agents who rent at the Banyan. (There are a lot of them and we can't always be sure our list is complete. As an owner, please keep the office updated about who you have as an agent.) We'll be asking agents what works, what doesn't, and how we can improve the vital working relationship between them and the AOA.

--Bob Newell, President and Team Lead

Recreation Deck Committee



No updates this month as we are still hanging on waiting for DPP permitting to come through.

--Linda Sahara, Director and Chair; Mo Schreiber, Treasurer and Subcommittee Chair

Votes/Proxy Team



You will receive your proxy in November and we'd like to remind you to PLEASE return it before the end of the year. Every proxy counts! As in the past, we need 50.01% of you to submit your proxies to hold the meeting and vote on issues that affect your investment. Three director positions will also be up for election.

When we receive 50.01% of owners' proxies we can move ahead in planning the meeting.

We make it easy for you to return your proxy. It's also easy for you to get your proxy back if you're able to attend the meeting.

Any of these options will work so please choose one and return the proxy without delay:

- Return in the envelope included with the proxy
- Take a photo of the proxy and email to: **kacieg@hmcmgt.com**
- Drop by the AOA office

To be valid your proxy form must be filled out correctly with:

- One of the four boxes checked at the top of the proxy.
- Your name and unit number printed (if you have more than one unit list all units)
- Signature and date

Mahalo for your cooperation!

–Valaree Albertson, Director and Team Lead

GM's Report



PROJECT SUPPORT: *Projects with no changes, waiting for DPP review and approval*

- **Recreation Deck:** Project Under review with Department of Planning and Permitting (DPP)
- **Recreation Deck Pool Design Build:** The preliminary pool design drawings have been received.
- **Recreation Deck Replacement of Tennis Court Fence:** - Submitted quotes to obtain permits for this “barricade” fencing to meet DPP emergency repair permit requirements. The replacement of Tennis Court Fence will be included in the rec-deck renovation.
- **NOTE:** With NO fencing on the Rec Dec – we are unable to allow any type of playing that includes a ball (Soccer/Tossing, kicking, playing with balls, or any flying object in this area for safety reasons). Thank you in advance for complying with security when stopped for these types of activities.
- **Recreation Deck Playground Equipment:** Vendor selected for the design and construction of the new play equipment; contract has been signed and executed. The Rec-Deck Committee has selected color and model.
- **Fire Pump Replacement:** Vendor has been selected for the design and permitting, once design and permitting is complete, the project will go out for BID.

PROJECTS IN PROGRESS:

- **Storm Drain Replacement / Perma-line repair:** Pre-construction meeting was held on 31 October 2023. They will be doing one exploratory stack before the actual work begins to make sure they have all the right measurements. I will have more of a time frame in the first week of November. I will be sending notices to those units that will be affected the moment we have something more concrete. They are looking at only 4 units per stack that they will need access to if the pipes in that stack are in good condition. If there is a bad pipe of course we will need access to that unit to repair the pipe first.
- **Elevator Modernization:** Otis has taken over maintenance as of 29 September 2023. I have had a couple of meetings with Otis to get things moving on the modernization. We will have an updated schedule soon and I will be able to supply a rough timeline for work and elevator outages.
- **Lanai Spalling Repair:** These inspections are important, and we have been making some serious headway on scheduling. We need to have them all inspected before we start the actual repairs.
- **Replacing the Last Transformers –** We are way ahead of schedule on this as we have started replacing transformers as of 30 October 2023. We will have 7 installations completed before the first full week of November comes to a close.

MAINTENANCE PROJECTS:

- **Bike Rack storage areas Notice of Violation.**

The last remaining items left to correct for the Notice of Violation

- 1. Move Surfboard Racks from A-1 parking area to new Bike storage area (Permitting in Process). *(No Change)*
- **Lanai Spalling Inspections** – 420 lanais have been inspected / 48% complete / 166 with spalling 254 without spalling issues / 40% of units have spalling issues. *(No Change)*
- **Applied for Yearly Elevator Inspections** – Inspection request accepted just waiting on being assigned an inspector / Emailed about this inquiry on 13 Dec 2022 / Emailed 24 Jan / 21 Mar / 19 Jun / 2023 *(No Change)*
- **Painting and Cleaning the Parking Garage** – Clean and paint the lines in the garage. *(In progress)*
- **2nd Porte Cochere Column Repair** – The column has been stained and varnished. We have a small issue we are working on before it goes up, but it will be up soon. *(In progress)*
- **Replacing Chicago Cartridges for Quarterly Maintenance** – 30 replaced / installation continues. *(Ongoing quarterly)*
- **Sprinkler Pipes Painting and Cleaning** – *(Ongoing as needed)*
- **Hallway Doors and Walls Painting** – *(Ongoing as needed)*

SECURITY INCIDENTS:

Out of 58 total Incident Reports submitted:

- 3 - COMMON ELEMENTS [4.9 Fire Equipment]
- 1 - CONTRACTORS [8.3 Registration]
- 4 - CRIMINAL PROPERTY DAMAGE
- 13 - GENERAL [3.11 Air Conditioning]
- 1 - GENERAL [3.17 Apartment Maintenance]
- 2 - GENERAL [3.18 Activity on Premises]
- 5 - GENERAL [3.2 Noise]
- 1 - GENERAL [3.21 Refuse]
- 1 - GENERAL [3.3 Responsibilities of Owners]
- 22 - GENERAL NOTES
- 2 - THEFT FROM PROPERTY
- 1 - TRESPASSING
- 1 - VEHICLES & PARKING [5.4 Parking]
- 1 - VEHICLES & PARKING [5.5 Owner Parking Permits]

ADMINISTRATION/FINANCE/PERSONNEL:

Admin Duties:

Lanai Inspections: There are still many units that have not scheduled and have not been inspected. Please contact info@waikikibanyan.org to schedule your lanai inspections and use *LANAI INSPECTIONS* in your subject line. We are only just over halfway through and Lavinia has started to reach out to owners to help expedite the process.

Unit Renovation Work: We've been getting a lot of noise complaints pertaining to renovation work. As a reminder, all unit work must be registered with the office. The contractors must provide a current copy of their Certificate of Insurance and their license in addition to the registration form. The Contractor Registration Form and Contractor Rules can be found at WaikikiBanyan.org under the Forms tab. Unregistered contractors will be required to cease all work until the proper documentation and approvals are received.

General Manager's Corner

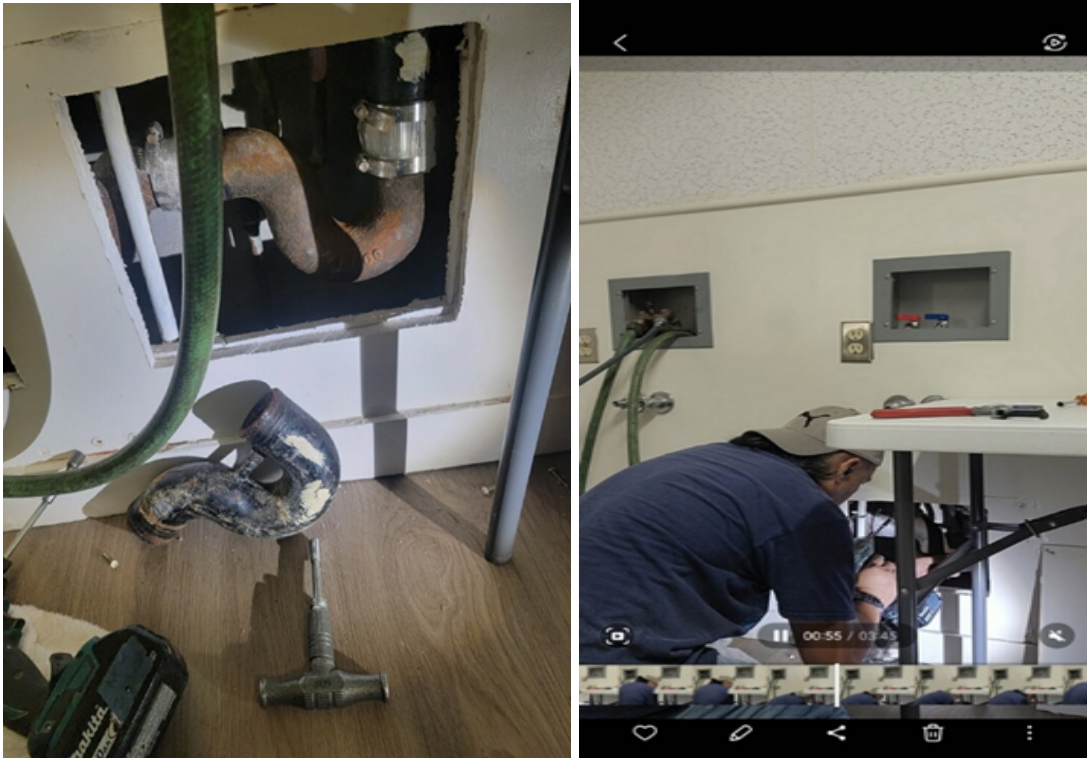
We have a new housekeeping crew in place as of 01 November. They are a company called Coverall. If you see them around, please give them a warm welcome. As always, we will have a small adjustment period as well so if you see something that is not getting taken care of, please send an email to info@waikikibanyan.org.

If you walk around the building, you will notice three crates, two the same size and one larger one. These are our vessels for the saunas. Due to waiting for so long for DPP the company that made them couldn't hold on to them any longer. We have been watching them and will be adding a weatherproof tarp to keep the weather off them for the duration of them being there.

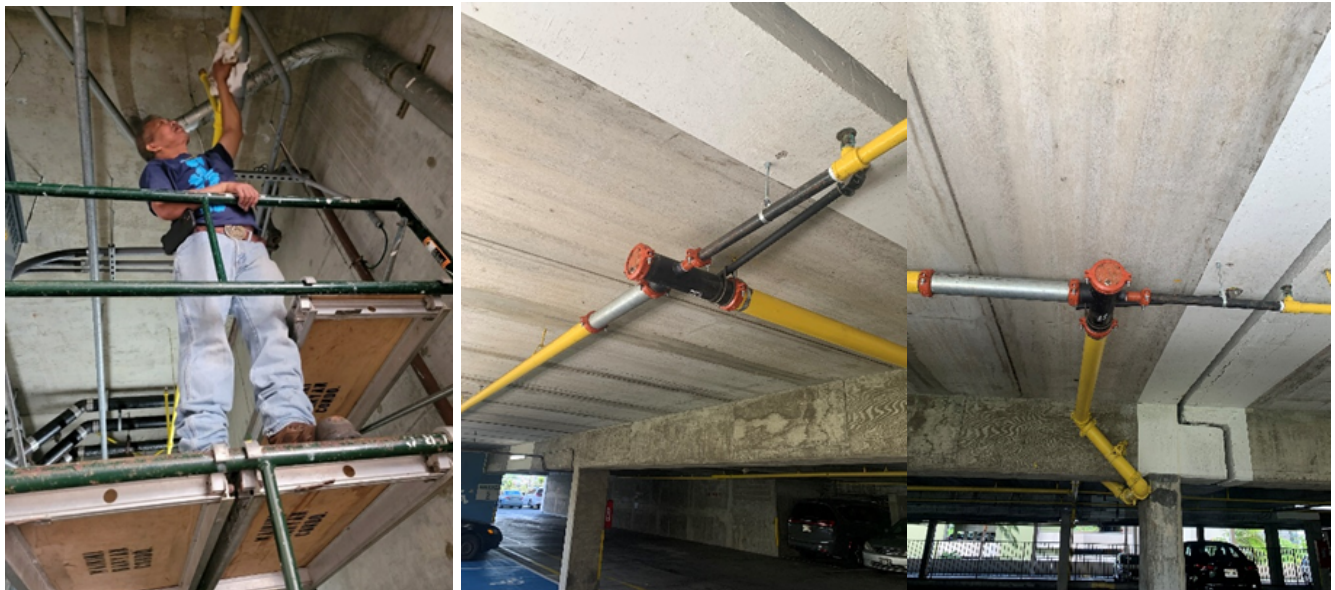
Elevator Flooring Repair – Before we are blessed with new elevators, we still need to keep the ones we have in decent shape. Here is our Maintenance team chipping out a broken tile for repair.



Washer Room Pipe Repairs – Our team is very skilled and are on top of all the other issues that come with having pipes. Unfortunately, sometimes you need to have them replaced and here is Archie doing just that.



Fire Sprinkler Pipe Inspection and Repair – To keep the owners, tenants, and guests safe we need to make sure that our life safety equipment is in proper working order. This requires continued inspection and repair of damaged pipes



Grill Maintenance - With a busy recreational deck comes the need to fix our grills. Here we have Liloa completing some routine maintenance.



-Chris Saxton, General Manager

Owner's Corner - Interesting Facts: Kona Coffee



One of only two states in the United States of America able to grow coffee plants commercially is Hawaii, and the other is California. Don Francisco Marin recorded in his journal dated January 21, 1813, that he had planted coffee seedlings on the island of Oahu.

The "coffee belt" in Kona is approximately two miles wide from 700 feet to 2,000 feet in elevation. In 1873, the world's fair in Vienna awarded Kona trader Henry Nicholas Greenwell an award for excellence, which gave some recognition to the "Kona" name. Several former sugarcane and pineapple plantations have changed to coffee production, such as Molokai coffee. Although coffee can be harvested year-round in Hawaii, highest production runs from August to December.

--Randy Warner, Owner

Editor's Corner



One of the things I like about this editor's corner is that I don't necessarily have to "conduct" any Board business. I just compile, edit and then I can just reiterate a few points in summary, or I can reflect. So first, reiterate:

Please continue to support the Banyan with your presence at our monthly Zoom meetings, returning your proxy as soon as you receive it, and make plans if possible to come to the Annual Board Meeting on February 8, 2023.

There will be a survey coming out shortly regarding hurricane insurance. This is a chance to voice your opinion. Please return or answer that when you get it as well.

And reflection: I really enjoy this time of the year, with the hustle and bustle of the summer months done, this new season after the fright of Halloween begins to slow down a bit. It becomes a time of reflection and of family and friends.

When I first retired several years ago, one of my goals was to be able to sit and have coffee and visit with my friends and family without any time constraints or bosses pulling at me. I was excited to finally be able to visit with the people that I previously could not or did not prioritize my time to spend with. And, Covid hit, then slowly my peers and mentors' age and time continued to move along at a heightened pace. Yikes, where does the time go?

So, with this in mind, let's practice a little bit of "thankfulness" in whatever stage you are in your life, in the midst of issues/problems (we all have those) and go have that cup of coffee and be:

- Thankful for our health, and/or the improvement of our health
- Thankful for our family and friends
- Thankful for the things that automatically put a smile on our faces
- Thankful for our homes and our livelihoods
- Thankful for any chance to spend time on this beautiful island of Oahu
- Thankful for the sunny days and the rain that keeps our islands green
- Thankful for the beautiful sunrises and and majestic sunsets
- Thankful for the opportunity to live, play and invest at the Waikiki Banyan

What else are you thankful for? Think about it, and then note it in your heart and mind. It can give you a sense of peace, ease your mind, lower your blood pressure and put you in a good place to continue on with enjoying your life to its fullest.

--Angie Lum, Director, Coordinating Editor

**Please note all opinions are the opinion of the Editor, and not necessarily the opinion of the Board.*