

# WAIKIKI BANYAN *Condominium*

## Newsletter

December 2023

### Table of Contents

<b>President’s Message</b> .....	<b>2</b>
<b>Treasurer’s Report</b> .....	<b>3</b>
<b>Board Action Team Reports</b> .....	<b>7</b>
Budget Team.....	7
Elevator Team.....	8
Energy Conservation Team.....	9
Insurance Team.....	10
Legislative Team.....	11
Parking Team/Security Team.....	12
Process Improvement Team.....	13
Agent Relations Team.....	14
Recreation Deck Committee.....	15
Votes/Proxy Team.....	16
<b>GM’s Report</b> .....	<b>17</b>
<b>Owner’s Corner - History of the LDS in Hawaii</b> .....	<b>21</b>
<b>Owner’s Forum Synopsis</b> .....	<b>22</b>
<b>Editor’s Notes</b> .....	<b>24</b>

## President's Message



You've surely noticed that we sent out a survey asking for your input about whether or not we should buy 100% hurricane insurance. While the Board had previously voted against this, we decided to reopen the issue due to significant owner input and concern. We received almost 200 responses, which is an impressive number. We haven't done a full analysis yet, but preliminary indications are that about 80% of participating owners are opposed to undertaking this additional expense. We did receive numerous insightful comments. We'll try to summarize everything either in the January newsletter or in a separate report.

We also sent out a survey asking property management agents about how relations with the AOA could be improved. The response was disappointing with only 5 responses. However there were many useful comments and we'll include those in our next report.

Two other things have come up which are going to get additional consideration at a special December Board meeting (the meeting may have taken place by the time you get this newsletter). These are pool area security and air conditioner leaks. We've had a great deal of owner comment about the swimming pool and the rec deck in general, with reports of dangerous horseplay, disrespectful speech and behavior, use by trespassers, and so on. To me, at least, we need to take a more aggressive approach.

The same is true about air conditioner leaks. While most owners and agents are good about doing maintenance and fixing problems, to be frank a small handful simply could care less. We need to strike a balance between dealing with occasional violations and wilful, ongoing neglect and even contempt for house rules. This may require a two-tier approach or some other method.

Your thoughts and ideas are always welcome as we work together to make the Waikiki Banyan a better place to live, work, and play.

---*Bob Newell, President*

# Treasurer's Report



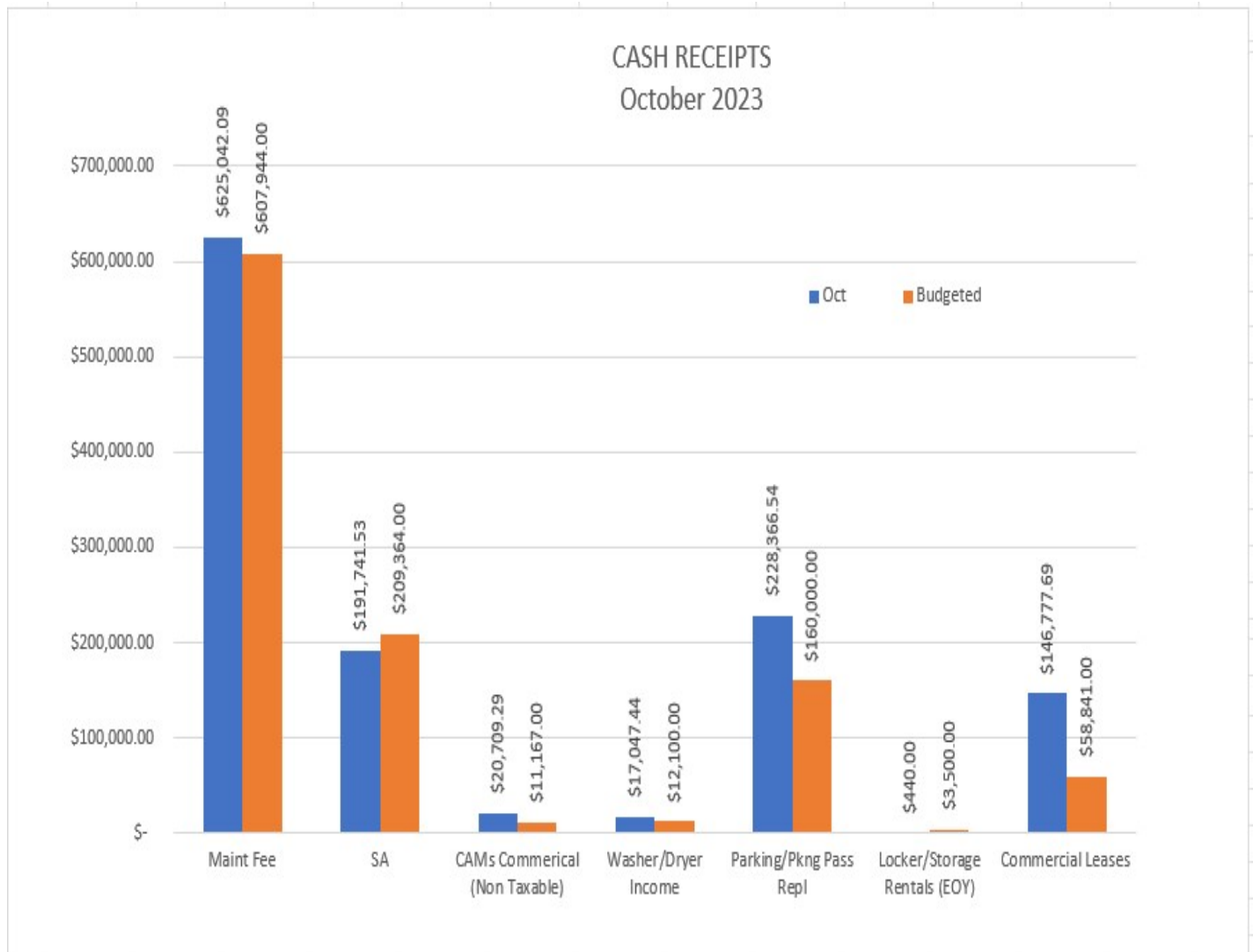
## Treasurer (Snapshot) Report:

### October 2023 & 2023 YTD Snapshot of Financials:

#### Cash Receipts:

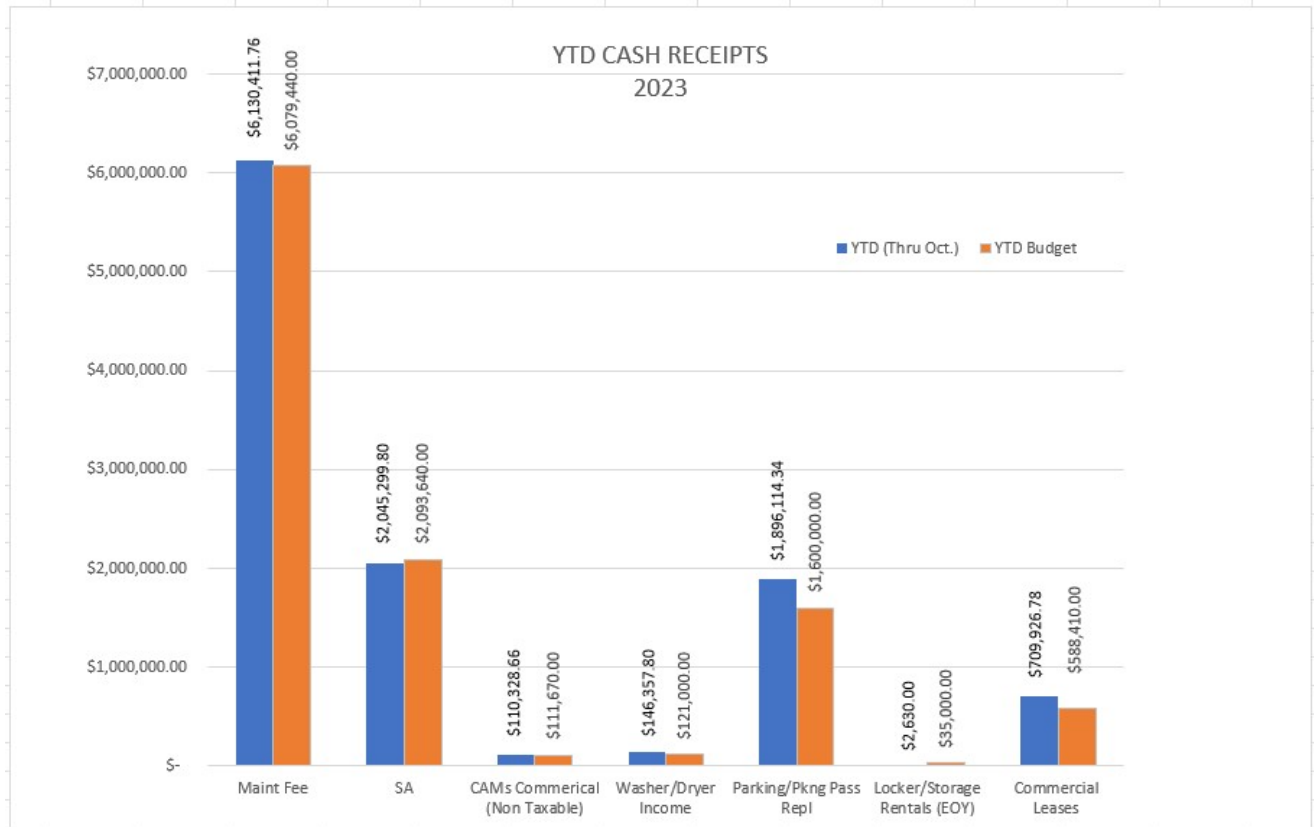
#### October Cash Receipts:

Actual = \$ 1,300,503.02    Budgeted = \$ 1,072,350.00 (121.3 % to Budget)



**YTD Total Cash Receipts:**

*Actual = \$ 11,399,757.83    Budgeted = \$ 10,723,503.00 (106.3 % to Budget)*

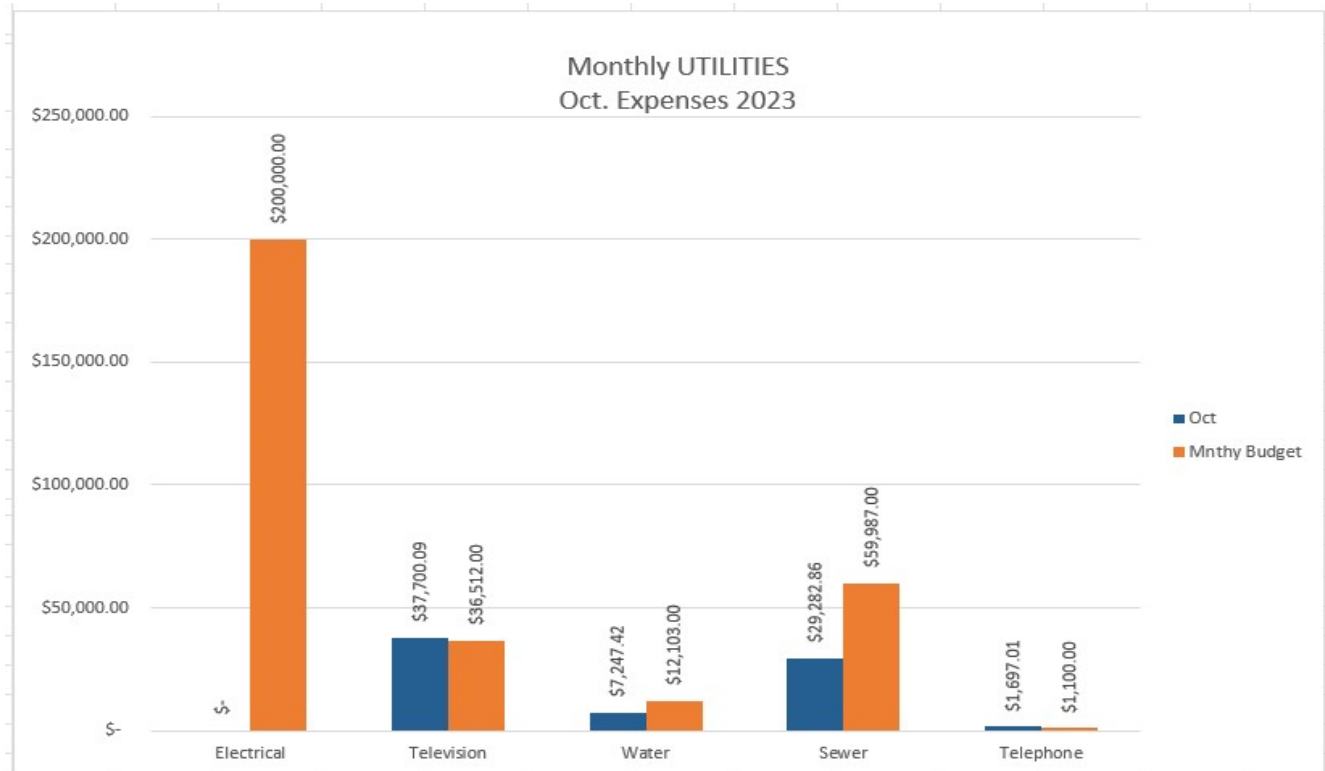


**Cash Disbursements (Expenses):**

**October Cash Expenses:**

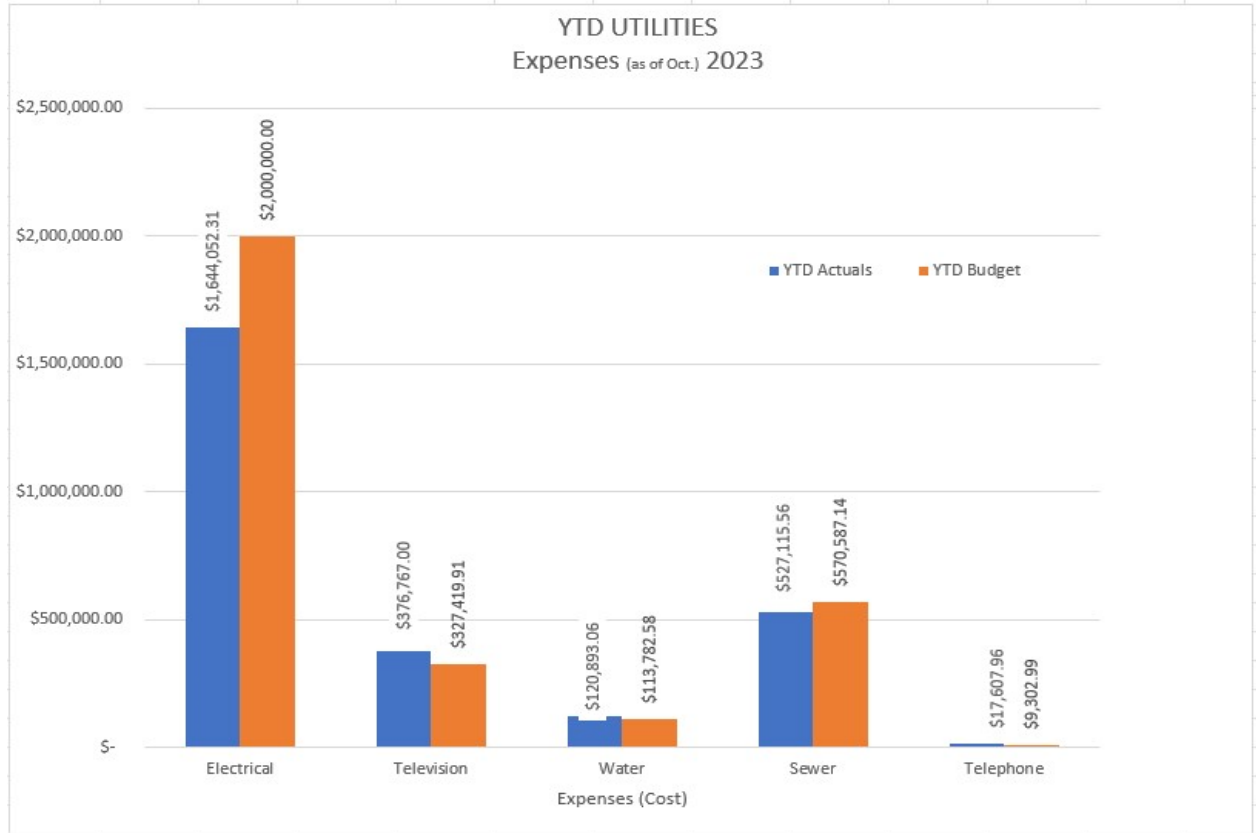
*Actual = \$ 436,094.74    Budgeted = \$ 732,449.77 (59 % to Budget) (41 % below budget)*

*\*Note: Overall monthly percentage is below budget due to a delayed main Electrical Bill (\$200K).*



**YTD Total Cash Expenses:**

*Actual = \$ 7,281,552.34 Budgeted = \$ 7,575,487.00 (96.1 % to Budget) (3.9% under budget)*



**Operating Surplus/Deficit: (Cash Receipts – Cash Disbursements)**

YTD Total Operating \$'s:

*Actual = \$ 4,118,205.49 Budgeted = \$ 3,148,016.00 (130.8 % to Budget)*

**Total AOA (WB) Cash + Reserves:**

YTD Totals:

*Actual = \$ 13,819,270.22*



TREASURER'S REPORT  
 WAIKIKI BANYAN

**CURRENT MONTH SUMMARY**  
 OCTOBER 2023

INCOME	Actual	Budget		Variance
Non-Taxable Receipts for the month:	\$883,338	\$834,975	✓	\$48,363
Taxable Receipts for the month:	\$417,165	\$237,376	✓	\$179,789
<b>TOTAL RECEIPTS for the month:</b>	<b>\$1,300,503</b>	<b>\$1,072,350</b>	✓	<b>\$228,153</b>
<b>EXPENSES</b>				
<b>TOTAL OPERATING EXPENSES for the month:</b>	<b>\$436,095</b>	<b>\$739,482</b>	✓	<b>-\$303,387</b>

There is a net operating **SURPLUS** of: ✓ **\$864,408**

Utilities:	\$75,927	\$309,702	✓	-\$233,775
Contracts:	\$225,814	\$255,319	✓	-\$29,505
Building Maintenance:	\$14,258	\$24,305	✓	-\$10,047
Administration:	\$5,488	\$4,098	✗	\$1,390
Professional Services:	\$19,623	\$22,087	✓	-\$2,464
Payroll and Benefits:	\$55,985	\$79,031	✓	-\$23,046
Other Expenses:	\$38,999	\$44,940	✓	-\$5,941

\*significant variances are listed on the attached report

**BANK BALANCES**

Operations Accounts balance is:	\$1,261,611
Reserve Accounts balance is:	\$12,557,659
Restricted Cash balance is:	<u>-\$150,297</u>
<b>TOTAL Cash and Reserves balance is:</b>	<b>\$13,668,973</b>

**YEAR-TO-DATE SUMMARY**  
 OCTOBER 2023

INCOME	Actual	Budget		Variance
Non-Taxable Receipts for the year	\$8,462,103	\$8,349,748	✓	\$112,355
Taxable Receipts for the year	\$2,937,655	\$2,373,755	✓	\$563,900
<b>TOTAL RECEIPTS YTD:</b>	<b>\$11,399,758</b>	<b>\$10,723,503</b>	✓	<b>\$676,255</b>
<b>EXPENSES</b>				
<b>TOTAL OPERATING EXPENSES YTD:</b>	<b>\$7,281,552</b>	<b>\$7,575,487</b>	✓	<b>-\$293,935</b>

YTD, we are ✓ **\$4,118,205** under budget on regularly budgeted items.

Utilities:	\$2,686,436	\$3,097,020	✓	-\$410,584
Contracts:	\$2,217,924	\$2,512,770	✓	-\$294,846
Building Maintenance:	\$454,674	\$243,050	✗	\$211,624
Administration:	\$27,973	\$52,977	✓	-\$25,004
Professional Services:	\$252,958	\$226,838	✗	\$26,120
Payroll and Benefits:	\$769,543	\$815,712	✓	-\$46,169
Other Expenses:	\$872,045	\$627,121	✗	\$244,924

Capital Expenditures YTD:	\$1,289,523	\$7,726,298	✓	-\$6,436,775
---------------------------	-------------	-------------	---	--------------

-Mo Schrieber, Treasurer

## Board Action Team Reports

### Budget Team



Aloha everyone,

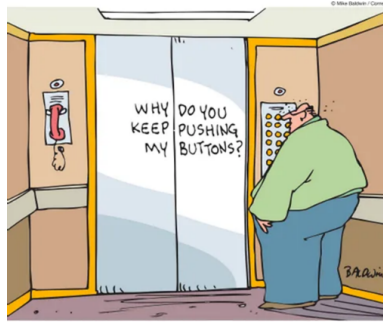
At the November 2023 Board meeting, the board unanimously approved the 2024 budget.

In summary, the 2024 Waikiki Banyan Budget has been approved for the owners with a modest yearly Maintenance Fee increase of 4.00% based on current information and projections, with no Special Assessment happening in 2024.

***Future Note:*** *The first 2025 Budgeting Team meeting will be scheduled for March, 2024.*

*–Mo Schreiber, Treasurer and Team Lead*

## Elevator Team



We are currently waiting on shop drawings which need to be reviewed and approved in advance of the start of fabrication and shipping, which will take several months. We still anticipate work beginning in April 2024. We'll keep you posted.

The Board looked at a variety of elevator interiors at the November meeting in anticipation of making a possible choice in December. Contemporary, traditional, and modern interiors are all being considered.

*---Bob Newell, President and Team Lead*



## Energy Conservation Team



### **Electrical Transformer Update:**

No changes. The new transformers for both towers have arrived. Installation updates will be provided by the AOO office so everyone can plan accordingly.

### **Rooftop Solar Generation Project Update:**

No changes, 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 changes, 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*

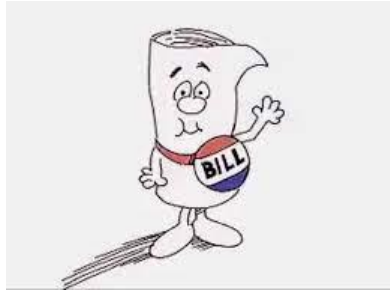
## Insurance Team



There is no insurance news other than having received hurricane insurance survey responses, which will be summarized and presented as soon as possible.

--Brett Hulme, Vice President and Team Lead

## Legislative Team



No updates this month.

*--Cathy Panizzi, Secretary and Team Lead*

## Parking Team/Security Team



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

No changes, Chris is in 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:

In the November 2023 Board Meeting, the Board of Directors unanimously approved to change the daily parking rate from \$ 30.00 to \$ 35.00 and the weekly rate from \$ 150.00 to \$ 175.00, effective January 1, 2024.

### 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



This will be the final report for this team. We have implemented several suggestions for better, more streamlined Board meetings. My plan is to revisit this issue in about three to six months to see if we've actually achieved more effective meetings.

*--Bob Newell, President and Team Lead*

## Agent Relations Team



As noted in my “President’s Message” above, we had a disappointingly small response to our request to have our property management agents comment on how we can improve relations between them and the AOA. I’ll be calling a team meeting after the first of the year to discuss what survey results we have, and where we might go from here.

*--Bob Newell, President and Team Lead*

## Recreation Deck Committee



There are no updates this month. We are still awaiting DPP permitting and are considering some actions to speed up the overall process.

*--Linda Sahara, Director and Chair; Mo Schreiber, Treasurer and Subcommittee Chair; Brett Hulme, VP and Subcommittee*

## Votes/Proxy Team



### UNDERSTANDING THE PROXY

#### WHAT IS A PROXY?

A proxy permits you as a condo owner to assign his or her vote to someone else, in the event that the owner cannot be present to vote in person. The proxy holder should be someone the member trusts. *The proxy holder must be present at the meeting.*

#### WHY IS THE PROXY IMPORTANT?

Your proxy is used to help establish quorum for the meeting. A quorum must be established for any business to be conducted, including electing new directors.

#### WHAT SHOULD I DO WITH THE PROXY?

Complete the proxy and mail, email, text or fax it back as soon as possible, even if you are planning on attending the meeting. If you attend the meeting, you will be issued a ballot to cast your own vote.

#### WHY CAN'T I WAIT UNTIL THE END OF JANUARY TO RETURN THE PROXY?

Your association can't plan the annual meeting until enough proxies are returned.

A Valid Proxy Requires the Following  
**Select one of the Proxy Options on the PROXY form**

#### Proxy Options

##### The Board as a Whole

Votes will be cast based on the preference of the Board Members present.

##### The Directors Present

If you check this box, your vote will be divided and assigned to each Director present. This allows the Board members present to cast an equal percentage of your vote.

##### The Individual Whose Name

If you check this box, you **MUST** name the individual you are appointing to cast your vote.

##### For quorum purposes only

If you check this box, you want the meeting to be held, but do not want anyone to vote for you.

- Print and sign as legal owners - ONLY Owners can sign
- Note your unit number(s)
- Date and return to Hawaiiiana or the AOAO office

Please give us 15 minutes of your time. Complete the form and send it in now; save your Association \$\$ by eliminating the need for additional mailings to establish quorum.

Questions and Clarifications are Welcome, call 808 380-4860 and leave a message with Crystal.

–Valaree Albertson, Director and Team Lead



## GM's Report



### Project Support: (with no changes and under DPP review)

- Recreation Deck
- Recreation Deck Pool Design Build
- Recreation Deck Replacement of Tennis Court Fence:
  - 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:
- 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 Process:

**Storm Drain Replacement / Perma-line repair:** The initial phase will start the 8<sup>th</sup> of December. We are in the process of making the schedule for the 23<sup>rd</sup> floor on the proposed dates.

We will be requiring access to the units that are in the drain line stacks of 1, 2, 3, 4, 7, 8, 11, 12, 13, and 14. The following units are scheduled for the dates set. **These dates are non-negotiable and will require access on these dates.** Lavi is in the process of scheduling the units for tower 1-37 and tower 2-38 floors starting January 8, 2024.

Tower 1		Tower 2	
Date:	Unit:	Date:	Unit:
Fri. 12/15 - 12/21	2301, 2303, 2312, 2314	Fri., 12/8 - 12/14	2302, 2304, 2307, 2311
Mon. 12/18 - 12/22	2313, 2307	Mon., 12/11 - 12/18	2308, 2314
Tues. 12/19 - 12/26	2304, 2308	Tues., 12/12 - 12/19	2301, 2303
Weds. 12/20 - 12/27	2302, 2311	Weds., 12/13 - 12/20	2312, 2313 (PTE)

**Elevator Modernization:** Otis has given us an estimated start date of April 22, 2024. We are starting with elevators 1 and 5 (one in each tower) Each elevator will take roughly 12.2 weeks to complete, and the project should be completed April 24, 2025, if everything works according to plan.

**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 (NOV):**

The last remaining item left to correct for the NOV is to move the surfboard racks from A-1 parking area to new bike storage area. Permitting in Process.

**Lanai Spalling Inspections:** 449 lanais have been inspected. There were 179 with spalling and 270 without spalling issues. We have fixed the spalling in 58 units so far.

**Applied for Yearly Elevator Inspections:** Inspection request accepted just waiting on being assigned an inspector.

**Painting and Cleaning the Parking Garage:** On going

**Replacing Chicago Cartridges for Quarterly Maintenance:** On going

**Sprinkler Pipes Painting and Cleaning:** On going

**Hallway Doors and Walls Painting:** On going

**2<sup>nd</sup> Porte Cochere Column Repair:** *Completed*

## **SECURITY INCIDENTS**

Out of 114 total IRs submitted:

- 1 - COMMON ELEMENTS [4.9 Fire Equipment]
- 6 - CRIMINAL PROPERTY DAMAGE
- 1 - GENERAL [3.1 Guests]
- 22 - GENERAL [3.11 Air Conditioning]
- 7 - GENERAL [3.17 Apartment Maintenance]
- 2 - GENERAL [3.18 Activity on Premises]
- 8 - GENERAL [3.2 Noise]
- 2 - GENERAL [3.21 Refuse]
- 3 - GENERAL [3.3 Responsibilities of Owners]
- 3 - GENERAL [3.8 Lanais]
- 53 - GENERAL NOTES
- 2 - RECREATION DECK [7.8 Swimming Pool]
- 3 - THEFT FROM PROPERTY
- 1 - TRESPASSING

## **ADMINISTRATION/FINANCE/PERSONNEL**

**2024 Locker Fees Due:** If you have a garage, laundry, or surf locker, please make your 2024 locker fee payment. If you are not on the island, you can call the office and make a payment by phone or mail a check.

**Owner Registration Forms:** The revamped owner registration forms went out 11/30/23. Please complete it and return it to the office via email. If you need a hard copy, we have them in the office available for pickup.

**2024 Parking Passes:** We will be issuing the 2024 parking passes in a couple of weeks. Please complete the owner registration forms to ensure we have the most recent information especially if you as the owner, are not picking up your pass.

**Lanai Inspections:** Please contact [info@waikikibanyan.org](mailto:info@waikikibanyan.org) to schedule your lanai inspection. We are only a little 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](http://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**

Everyone,

We have a new housekeeping crew in place as of 01 November. They are from 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](mailto: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.

**Tower 2 Trash Compactor Cans** – A few weeks ago our trash compactor cans were tagged. We made sure to paint them to match the new cans from tower 1 to keep a matching aesthetic.



*–Chris Saxton, General Manager*

## Owner's Corner - History of the LDS in Hawaii



The Church of Jesus Christ of Latter-day Saints (LDS Church) was established in the Hawaiian Islands in 1850. After the construction of the Hawaii Temple, the Latter-day Saints founded Church College of Hawaii, now Brigham Young University Hawaii, which now includes the associated Polynesian Cultural Center, the state's largest living museum, and an entertainment center with over a million visitors annually.

Missionaries led a group of Hawaiian Latter-day Saints in establishing a colony on the island of Lānaʻi in 1854. Walter Gibson purchased land on the island of Lanai with funds from the colony in his own name, but was excommunicated after an LDS Church investigation accused him of preaching false doctrine."

Hawaii has the highest concentration of Latter-day Saints of U.S. states that do not border Utah. The LDS Church is the 2nd largest denomination in Hawaii, behind the Roman Catholic Church.

*--Randy Warner, Owner*

## Owner's Forum Synopsis



November 9, 2023 Owners Forum:

- Hot Topic - The hot topic of the month was about the recreation deck swimming pool and security surrounding it.

Several owners felt that the pool rules were not being enforced, and they felt they had to police the area when the rules were not being followed (diapers/no diapers in the pool; jumping; pool floats; blasting music and general disruptions)

Suggestions included having a dedicated camera and utilizing a loudspeaker to call out "bad behavior"; and a dedicated guard and/or a pool attendant. It was strongly suggested that security watch the dedicated pool camera and consider utilizing a loudspeaker to call out behavior before sending a security officer to reinforce.

Along with the pool issues, it was noted that when the recreation deck is finished, it will be a coveted place to hang out, and owners were adamant about policing the area for non-guests sneaking in to use our facilities. Brett, Security Chair advised owners that securing the deck is on the radar.

- A pending DPP status list was requested and an update on the recreation deck permit status was shared by Mo, who advised that on 10/18/23, updated electrical information was sent to DPP and the Rec Deck permit is pending this one issue.
- Approvals for recreation deck spa/bathroom have been granted and vendor contracts have been signed; projected start date will be February 2024. The storm drain line project has also been approved and a contract signed. It is now pending final scheduling.
  - Frustration with DPP taking such a long time to approve our permit brought forth a suggestion for possible legal action which was dismissed. It was agreed that it would not be a good idea. A promise to have our consultants and architects follow up thoroughly and to utilize their relationships with DPP was given by Chair Schreiber.
- A request for the AOA office to send all notifications from the [info@wiakikibanyan.org](mailto:info@wiakikibanyan.org) so that owners can whitelist the emails coming from the office. A request to have the full ZOOM login information for Board Meetings along with the link was also requested for versatility in how owners would join the Zoom meeting. Our AOA office advised that they will definitely look into it and work towards compliance. *Update for this newsletter:* Please note that our notices are now coming directly from **Info WB**, please whitelist to not miss any important messages from the AOA office. .
- Several owners complimented our GM Chris and his team on how much they've noticed overall improvement in the running of the office.

- There was another comment appreciative of how the Budget committee and Board is handling the budget and wanted to suggest that they continue to look forward to future issues and keep our maintenance fees in line with necessary future reserve issues using worst case vs best case scenarios to keep from having “surprise” assessments. Treasurer Mo advised that future projections out 20 + years are part of the overall process as well.
- An owner felt that the cost of landscaping at \$5k/monthly was not yielding enough noticeable results. GM Chris advised that they are onsite on Tuesday and Thursday, pulling weeds and changing out plants. They also cleared a major pest infection from many of the plants. Another owner commented on the lack of floral plants around the pond. GM Chris advised that he will request a walk through with Why Knott Landscapers.
- An owner requested an update on the renewal process for STR permits. Chair Cathy advised that it was status quo and DPP advised that they will directly contact those whose renewals are now “late” with further information once they have it.
- Lastly, several owners commented that they hope the new elevators will be better ventilated and supplied with air conditioning or cooling, along with a request that the Koa wood panels be preserved in the elevator cabs. Cab interiors were discussed during the November board meeting and we were advised that the old koa panels cannot go back into the elevators but plans for utilizing them on the property is being looked at. .

It was a lively discussion during the owners’ forum this month. We would continue to encourage our owners to attend the monthly owners’ forum and board meetings, and to read the monthly newsletter to stay up to date on what is happening at the Banyan.

*--Angie Lum, Director*

## Editor's Notes



Happy December everyone! I am positive that everyone will agree that this past year has brought forth lots of positive changes at the Waikiki Banyan. Why can I say that? I can because in the four years that I've been at the Banyan, I can see us inching forward towards those goals that the owners, the Board and the AOAO office all have been striving for.

I love how we all can look back to the times that were "great" (for those really old-timers), to the "not so great" times and to some "really bad" times and still try to envision the best of times which is coming. We've all inherited some really tough situations, from the ever growing concern of pool security, to keeping the maintenance fee at a fair rate without compromising the future, to the daily upkeep of our building grounds while waiting for our renovations and staying positive throughout it all.

I love that the AOAO office with almost completely new staff never points the finger at the long-standing problems, doesn't make excuses but continues to forge on, continues to be open to think of solutions that may or may not work and is willing to go an extra mile.

We've made some significant strides, we've made changes and countered those changes when things weren't working and just moved on. These past few months, I've seen the office tightening policies, working on complaints, and dealing with a few not so happy owners. I can see the customer service with Aloha and efficiency rolled into one.

Pollyanna much? Too rosy of a tint to my glasses? Yes, maybe a bit, but I also know that the reality is that there are still so many issues that still need to be addressed, and yes, it really does get a bit tiring to hear the same ole, same ole excuse that this is Hawaii and chill, and yes, it does seem like no one listens....but if we continue to persevere and at some point the stars will align and some one does listen, or maybe the timing becomes right and really, it's about knocking off the big and little things one step at a time. We've got the right team with the AOAO Board, AOAO Team and an increasing number of caring owners to get the Waikiki Banyan up to the best it can be. Go Banyan!

*--Angie Lum, Director, Coordinating Editor*

*\*Please note all comments are the opinion of the Editor, and not necessarily those of the Board.*