



Newsletter

May 2023

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1 President's Message



The big news is that we've moved forward on the security front, with the approval of CCTV cameras to be placed on every floor of both towers. There will be two per floor, giving essentially full coverage.

We understand that there are some privacy issues, as our residents, guests, and workers will all be "on camera" while in the hallways. We view this as a tradeoff with security concerns. If there is an incident in a hallway, having video of the incident will help us enormously.

Bad guys do NOT like to be on camera, and if they know they're going to be recorded, most of them are going to seek easier targets. Those that still think they can get away with something are going to have a much harder time of it.

As of June 1, we'll be bringing in a new team of security guards from Prior Vision, a company run by two very astute "local boys" who started out as bar bouncers and ended up building a successful and highly respected security business. Their motto is "Security with Aloha" and we think this is just what the Waikiki Banyan needs. Their services fall within our projected budget, too.

In this newsletter we begin publishing brief reports from all of our many Board of Directors action teams--- a term I much prefer, by the way, to committees. Our action teams are expected to get things done!

As always, please continue to address any and all questions, concerns, and suggestions to info@waikikibanyan.org. Every email will get an appropriate response, even if it might take a couple of days.

---Bob Newell, President

2 Treasurer's Report



March 2023 & 2023 YTD Snapshot of Financials:

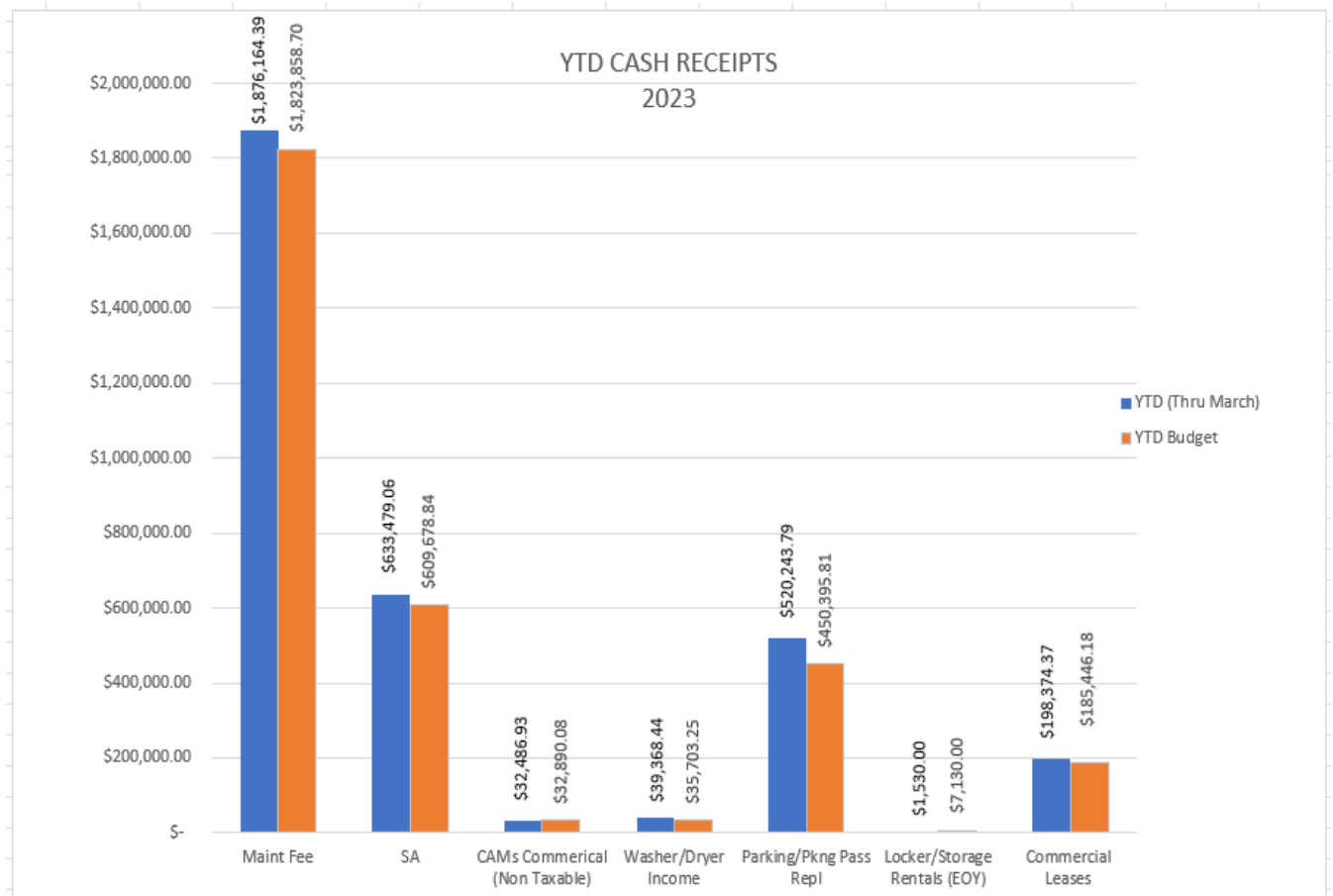
Cash Receipts:

March Cash Receipts:

Actual = \$ 1,097,434.00 Budgeted = \$ 1,072,350.29 (102.3 % to Budget)

YTD Total Cash Receipts:

Actual = \$ 3,430,470.16 Budgeted = \$ 3,217,051.00 (106.6 % to Budget)



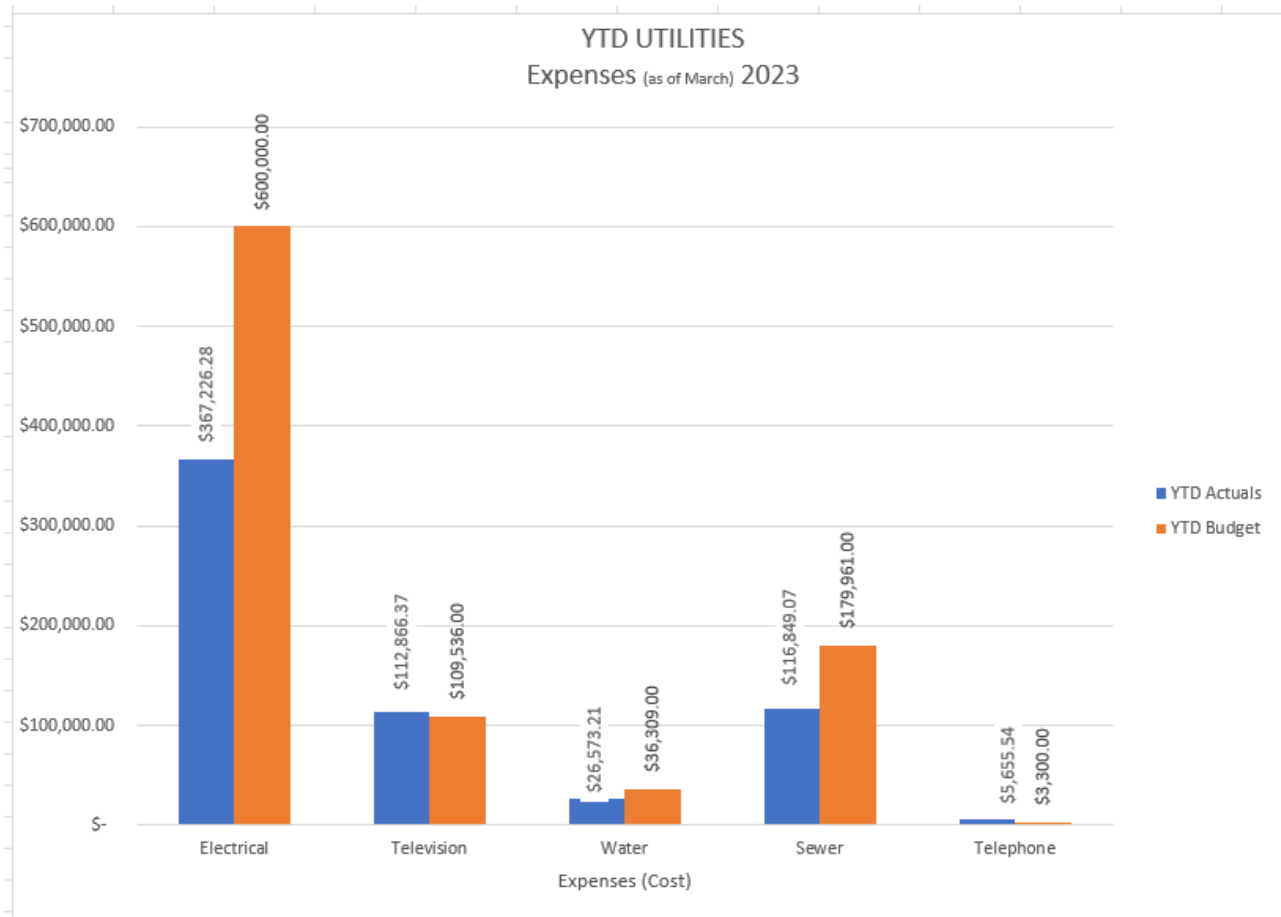
Cash Disbursements (Expenses):

March Cash Expenses:

*Actual = \$555,580.51 Budgeted = \$731,085.77 (75.9% to Budget) (24.1% under) **Note:** Monthly cash budget is under budget due to Missing Electrical bill for March 2023, actuals should be more.*

YTD Total Cash Expenses:

*Actual = \$1,866,812.24 Budgeted = \$2,386,234.00 (78.2 % to Budget) (21.8 % under) **Note:** YTD cash budget is under budget due to Missing Electrical bill for March 2023, actuals should be more.*



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

YTD Total Operating \$'s:

Actual = \$ 1,563,657.92 Budgeted = \$ 830,817 (188.2 % to Budget)

Note: YTD Actuals off due to the March 2023 Electrical expense is missing

Total AOA (WB) Cash + Reserves:

YTD Totals:

Actual = \$ 12,019,910.55



TREASURER'S REPORT
 WAIKIKI BANYAN

CURRENT MONTH SUMMARY
 MARCH 2023

INCOME	Actual	Budget	Variance
Non-Taxable Receipts for the month:	\$830,458	\$834,975	✗ -\$4,516
Taxable Receipts for the month:	\$266,976	\$237,376	✓ \$29,600
TOTAL RECEIPTS for the month:	\$1,097,434	\$1,072,350	✓ \$25,084
EXPENSES			
TOTAL OPERATING EXPENSES for the month:	\$555,581	\$732,450	✓ -\$176,869

There is a net operating **SURPLUS** of: ✓ **\$541,853**

Utilities:	\$109,564	\$309,702	✓ -\$200,138
Contracts:	\$204,579	\$249,037	✓ -\$44,458
Building Maintenance:	\$100,321	\$24,305	✗ \$76,016
Administration:	\$4,753	\$4,098	✗ \$655
Professional Services:	\$35,776	\$22,087	✗ \$13,688
Payroll and Benefits:	\$70,573	\$78,281	✓ -\$7,708
Other Expenses:	\$30,015	\$44,940	✓ -\$14,925

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$388,222
Reserve Accounts balance is:	\$11,631,689
Restricted Cash balance is:	-\$150,297
TOTAL Cash and Reserves balance is:	\$11,869,614

YEAR-TO-DATE SUMMARY
 MARCH 2023

INCOME	Actual	Budget	Variance
Non-Taxable Receipts for the year	\$2,640,710	\$2,504,924	✓ \$135,785
Taxable Receipts for the year	\$789,760	\$712,127	✓ \$77,634
TOTAL RECEIPTS YTD:	\$3,430,470	\$3,217,051	✓ \$213,419
EXPENSES			
TOTAL OPERATING EXPENSES YTD:	\$1,866,812	\$2,386,234	✓ -\$519,422

YTD, we are ✓ **\$1,563,658** under budget on regularly budgeted items.

Utilities:	\$629,170	\$929,106	✓ -\$299,936
Contracts:	\$603,278	\$750,665	✓ -\$147,387
Building Maintenance:	\$225,125	\$72,915	✗ \$152,210
Administration:	\$6,732	\$24,293	✓ -\$17,561
Professional Services:	\$87,170	\$66,262	✗ \$20,908
Payroll and Benefits:	\$346,779	\$234,996	✗ \$111,783
Other Expenses:	\$68,559	\$307,997	✓ -\$239,438

Capital Expenditures YTD:	\$534,335	\$7,726,298	✓ -\$7,191,963
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--Mo Schrieber, Treasurer

Budget Team



Budget team met in March and have plans to meet again soon. Time and date to be determined.

--Mo Schreiber, Team Lead and Treasurer

Elevator Team



Bids on the elevator replacement project have been received from seven different vendors and these are being sorted out. "Best and Final" offers will soon be solicited from the top-ranked vendors.

So far it appears that the project cost will come in just a little above the initial budget estimate.

One cost factor lies in the team's decision to pursue the idea of an accelerated work schedule, likely with two work shifts per day. This will significantly reduce disruption, as one elevator in each tower will be out of service for the duration of the project, so the quicker we get done, the better.

The longest part of the projected schedule is for equipment fabrication and delivery, which will take over half a year. At the moment we anticipate starting work in early 2024 with completion sometime in the Fall of 2024. (This is subject to change as DPP permitting is required and the wait times are unpredictable.)

We'll keep you posted as the project moves forward.

---Bob Newell, Team Lead and President

Energy Conservation Team Update:



The Energy Team held its “kick-off” meeting on Wednesday, March 29, 2023. We discussed and identified possible cost savings measures at a high-level and relating to electrical and water usage that the Waikiki Banyan can explore/implement to help reduce costs and be a better environmental steward on behalf of the owners and the AOA.

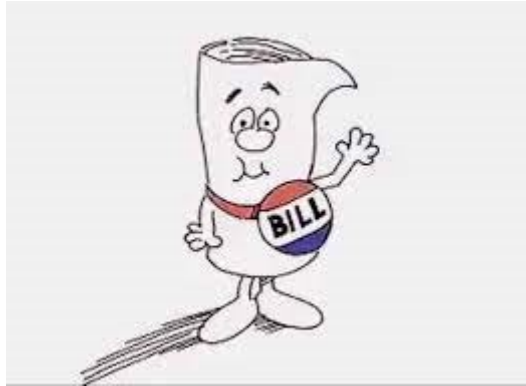
Hawaii Energy Systems (HES) conducted a free energy audit with Jack in December 2022. HES identified and provided us with energy saving suggestions including quotes for new LED lighting upgrades for the laundry rooms. Another suggestion was to replace the electrical transformers as the current transformers are beyond their useful life and starting to fail. These two quotes will work their way through the Budget Team and the Board for review and approval.

We are also investigating rooftop solar panels for both towers. The key goals are to reduce electrical draw from the main grid and reduced electrical bills on behalf of owners and the AOA. We received one solar quote and are waiting for two additional solar quotes so we can further review for feasibility and economics.

The next Energy team meeting will be scheduled after we receive two additional rooftop solar panel quotes.

--Brett Hulme, Energy Team Lead and Vice President

Legislative Update



It was a fairly slow month for both City and County and House/Senate bills after the deluge of bills in March. The only real changes from last month that affect us are:

Bill 4(22) Real Property Taxation

This bill, which created a separate TVU tax classification for owners who use their properties as Transient Vacation Units (TVUs) with two tier levels based on property value, was signed by the Mayor March 31, 2023. The tier threshold under which an owner would qualify for the new TVU tax classification rather than be taxed at Hotel and Resort rates was set at \$800,000 which is good news for us here at the Banyan as we should all qualify for this new TVU property tax rate when it comes into effect next year in 2024. We don't know yet what the tax rate for this new category will look like but it is safe to say it will be more than Residential but less than Hotel/Resort. For this current tax year, nothing changes for us and we will still pay our 2023 property taxes at the residential rate as we have in the past.

Bill 10(22)

Land Use Ordinance which relates to how land is used, including for TVUs. It is a huge, unwieldy bill and discussion has centered around splitting off certain uses, including TVUs, into separate bills.

At the last Planning and the Economy Committee meeting on April 6, there was a lot of discussion about over-tourism and the effect on Honolulu's natural and other resources with an eye to limiting and managing tourism. Kekoa McClellan, testifying on behalf of the American Hotel and Lodging Association and the Hawai'i Hotel Alliance, said that to align with the City and County's Destination Management Plan, lodging should be provided solely by hotels. He believes they should be curating a visitor experience which minimizes the impacts on residents and resources and that this can really only be done by hotels. Clearly the movement to eliminate vacation rentals is still very much alive.

The amended CD2 version was still not available as of this writing but one proposed amendment that is of interest to us is ROH § 21-5.70-3(a)(2)(C)(i) which clarifies that carbon monoxide detectors are only required if the sleeping room(s) and connected hallways are served by natural

gas, propane, or other combustible gas which is not the case here at the Banyan.

Bill 54(22)

This is one of the land use bills addressing TVUs that has been severed from Bill 10 as mentioned above and the purpose is to "expand the areas...where bed and breakfast homes and transient vacation units are permitted". It was introduced to address the areas around Ko Olina that were left out of Ord. 22-07. On the surface, it only affects Ko Olina but it bears watching as the carve out for the Banyan and the Sunset is included in the bill and we are always concerned that someone could get it in their heads to revisit our exemption. Maybe not, but this is politics and there were a lot of questions around how and why we were the only buildings afforded an exemption, which leads us to the reminder below.

* **Reminder:** While Ord. 22-07 (formerly Bill 41) granted owners at the Waikiki Banyan the right to rent their units as TVUs for less than 30 days, owners are still required to register their unit(s) as a Short Term Rental Unit with DPP and may not rent their units for periods of less than 30 days until they receive conditional approval and a STR Permit Number. DPP is actively sending out Notices of Violation to non-registered STR owners and we urge you to register your unit to be in compliance with the law and our own Waikiki Banyan Bylaws, House Rules, and Declaration. We do not want to give DPP any reason to focus their attention on us here at the Banyan. 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, Legislative Team Lead and Secretary

Newsletter Team Update



What would like to see in your monthly newsletter? I think we've covered the basics:

- Monthly Update from our Board President
- Treasurer's Report
- Board Action Team Updates (New)
- GM Report
- Special Interest Items
- Editorial Notes

We would like this newsletter to be of interest and value to you. While the Board will keep you up to date on the ongoing AOA business, we would like to invite the owners to contribute stories or articles that may be of interest to other owners. Randy Warner has graciously offered to continue to enlighten us with different interesting Hawaiian topics, and it is much appreciated!

I am looking to add the following sections: (if anyone is interested in helping either to compile, research or opine)

- Activities in the greater Waikiki area: May or Lei Day @ Kapiolani Park which was Monday, May 1st or Spam Jam on Kalakaua on April 29.
- Foodie Section: Highlight a restaurant or food truck that you like or some menu items. Or offer up a simple recipe to make.

If you have a story or article to submit, please send them to info@waikikibanyan.org c/o Angie Lum. Deadlines for article submissions will be the last Wednesday of each month for publication the following month. Please note that your articles may be edited or moved to another month for publication.

--Angie Lum, Coordinating Editor

Parking Team Update



The parking team met on March 21st and March 30th. At a high-level, we discussed access, flow, and the need for automation. With the assumption that a solution exists that will meet the needs of the Waikiki Banyan's parking garage, we created a list of issues, access points, authorized user groups, and proposed scope of work.

The parking team plans to meet with a parking garage expert regarding a traffic study, potential automation solutions, and related processes. We are in process of arranging this meeting and time and date is TBD.

On April 13th, 2023, the Board of Directors discussed the \$10 Contractor Parking Fee which effectively reduced the misuse/abuse of the previous "free parking" in our parking garage. The board voted to continue with the \$10 Contractor parking fee.

House Rule 5.18 - Pick Up/Drop Off Time Limit was also discussed and the Board voted to change the time limit for pick up/drop off from 15 minutes to 45 minutes to allow for to elevator wait time, and to add flexibility to these short-term parking spaces.

The guest sign in procedure was also discussed. The Board voted to eliminate the requirement for residents to walk down to the security office to sign in guests. All information for guests will still be required, but placing a call to the security office/guard shack is now acceptable to sign in your visitors.

--Mo Schreiber, Parking Team Lead and Treasurer

Recreation Deck Team Update



As a reminder, the recreation deck project consists mainly of driving critically important structural repairs and drainage improvements with the help of our consultants to its completion. The goal is to ensure structural soundness, meet current ADA and local codes, and bring the 6th floor recreation deck back to a better version of its original appeal with updated FF&E.

There continue to be no changes to date on the following:

- The consultant, Arne, and CDS (Architect) continue to meet with the DPP and WSDD to review and discuss the architectural and FF&E elements as well as construction document submittals. We are waiting to receive any updates, including comments from DPP and WSDD, to determine next action steps as the DPP and WSDD have very strict guidelines that must be met.
- Refinements will continue to be made for the FF&E (fixtures, furniture and equipment) as we narrow down options and finish selections that best meet durability, maintenance, wind, and budget requirements. We are waiting for updates from Kory, our interior designer.
- Timing and project schedule is primarily dependent on permit review and approval by the DPP, given DPP's backlog, it is difficult to determine and advise of the timeframe.
- Once DPP and WSDD signs off, the project will go out to bid and final pricing will be submitted for committee and board review and approval. At that point, an updated project schedule will be created and shared with owners and tenants.

The selections that were presented by the recreation deck committee for grout finishes, pool coping edge style and finishes for the swimming pool and hot tubs were approved by the Board on April 13th, 2023.

Upcoming Design decisions:

Future Committee discussion items:

- Swimming Pool & Hot Tub Area
 - Metal Rail Fencing, style & color – Request for Arch/Kory to supply manufacturer digital pic's and color options back to committee for review and discussions.
 - Aquatic Pool Logo Images (Dolphins)
 - Awaiting feedback from architect & artist on placement & new images renderings for committee to review
 - Snack Shack facade
 - Awaiting recommendations from Kory & our architect
 - Outstanding items Men's & Women's Restrooms
 - Kory to update & present the team's requested design changes from cubbies rather than lockers and no shower doors etc.
 - Kory to present 2-3 wall murals options for committee review.
 - Fixture, Furniture & Equipment
 - Team waiting for revised design from Kory for the changes the committee asked Kory to make so far,

--Linda Sahara, Mo Schreiber, Rec Deck Committee Chairs

Security Team Update



The team is still waiting to identify and meet with a security expert to accomplish the objectives identified below.

At a high-level, we discussed how to better secure the Waikiki Banyan by identifying and creating a list of issues, access points, authorized user groups, and proposed scope of work. The security team also met with Arne, our consultant, and a local access control expert on March 30th. We requested an estimate to evaluate, recommend, plan, and deploy comprehensive, integrated security and access control solutions for the entire building. We want to better monitor and secure the Waikiki Banyan in a safe and friendly manner for the Waikiki Banyan's owners, tenants, and guests.

On April 13, 2023, the Board of Directors approved the installation on CCTV cameras on every floor of both towers with two camera per floor in the residential hallway areas. The cameras should be a strong crime deterrent, will provide 24/7/365 coverage, and a means to help identify the responsible party in the event of an actual crime, or in cases of damage to the carpet, walls, doors, etc. This is a big step forward in making the Waikiki Banyan a safer and more secure building for those who live, work, and visit here.

The next Security Team meeting will be scheduled after we receive estimates from the access control and security experts.

--Brett Hulme, Security Team Lead and Vice President

Additional Team Updates



There are no reports this month from the Personnel Committee or the House Rules Rewrite Team, which is progressing with the tedious task of redrafting the House Rules to make them easier to read and understand.

There is a new team, the Process Improvement Team, which has the task of streamlining and improving the way Board meetings are conducted, to ensure that the Board remains focused on its one and only mission, which is working for the benefit of our owners. The team is expected to hold its first meeting in the second part of June.

4 GM's Report:



Project Support/Maintenance - Completed and in Progress

Completed:

Lanai spalling completed for the below units:

Tower 2: 1712, 1609, 1607, 1514, 1510,
Tower 2: 2104, 2009, 1913, 1903, 1806, 1811
Tower 2: 2310, 2210, 2207, 2107
Tower 2: 2512, 2510, 3001, 2502, 2409, 2207

Completed in March:

Units T1-608, T1-610, and T1-612
Units: 2-3014, 2-3102, 2-3011, 2-3001
Units: 2-2911, 2-2909, 2-2907, 2-2905

Trash Compactor Replacement -Tower 1: Compactor installed

5th Floor Tower 2 Fire Box – Fire Box received and installed.

Parking Garage Mirrors – Project complete.

Elevator 6 Shiv Repair - Project complete.

In Progress/ Ongoing Maintenance Projects:

Lanai Spalling Repair:

Tower 2: 904, 1010, 1105, 1210, 1403 (to be finished 5 May)

Elevator Modernization: Received proposals 22 March 23 from 7 separate vendors and all proposals have been evaluated for accuracy. AOA is waiting for two vendors best and final BIDS, the best and final BIDS deadline to submit is 08 May 2023.

Lanai Spalling Inspections – 351 lanais have been inspected, 39% complete, 110 lanais with spall 241 lanais without spalling issues. 44% of units have spall issues.

Floors 2-38 and 2-37 were scheduled for 06 Feb inspections. The AOAO was able to go into 5 units of the 18 that were scheduled, even after confirmation from managing agents.

Yearly Elevator Inspections: Inspection request accepted, waiting on being assigned an inspector. Emailed about this inquiry on 13 December 2022, again on 24 January 2023 and on 21 March 2023.

Painting Perimeter Chain and Posts: In progress and 30% completed, long lead time for paint.

Painting and Cleaning Perimeter of Building: In progress and ongoing.

Painting and Cleaning the Parking Garage: Cleaned and painted the yellow traffic lines in the garage. In progress.

Laundry Room Tile replacement: Material due to arrive on the island May 8th. This project is going to take some coordination to have certain laundry room lockers moved. The AOAO will reach out to the individual owners for access so the AOAO maintenance team can move them for the tile install.

2nd Porte Cochere Column Repair – Received the proposal from vendor to remanufacture new pillar planks that have termite damage. The proposal has been sent to the board of directors for approval.

Rooftop conduit Bracket Support Replacement – Material received and installation is in progress.

Projects under review with DPP with no changes/Projects with no changes:

Recreation Deck: (rec deck structural study, surface review, design/drawing, documentation, permitting and SOW). Restrooms project and Deck/Garage project have been submitted to DPP. Project team is working on Project Manual and specifications as we wait for comments from DPP.

Recreation Deck Pool Design Build: The preliminary pool design drawings have been received.

Recreation Deck Replacement of Tennis Court Fence: - This is still pending permitting process and quotes have been submitted to obtain permits for this “barricade” fencing to meeting DPP emergency repair permit requirements. 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. Rec-Deck Committee has selected color and model.

Storm Drain Replacement / Perma-line repair: Board of Directors approved the proposal to proceed to design and permitting. The design phase is complete.

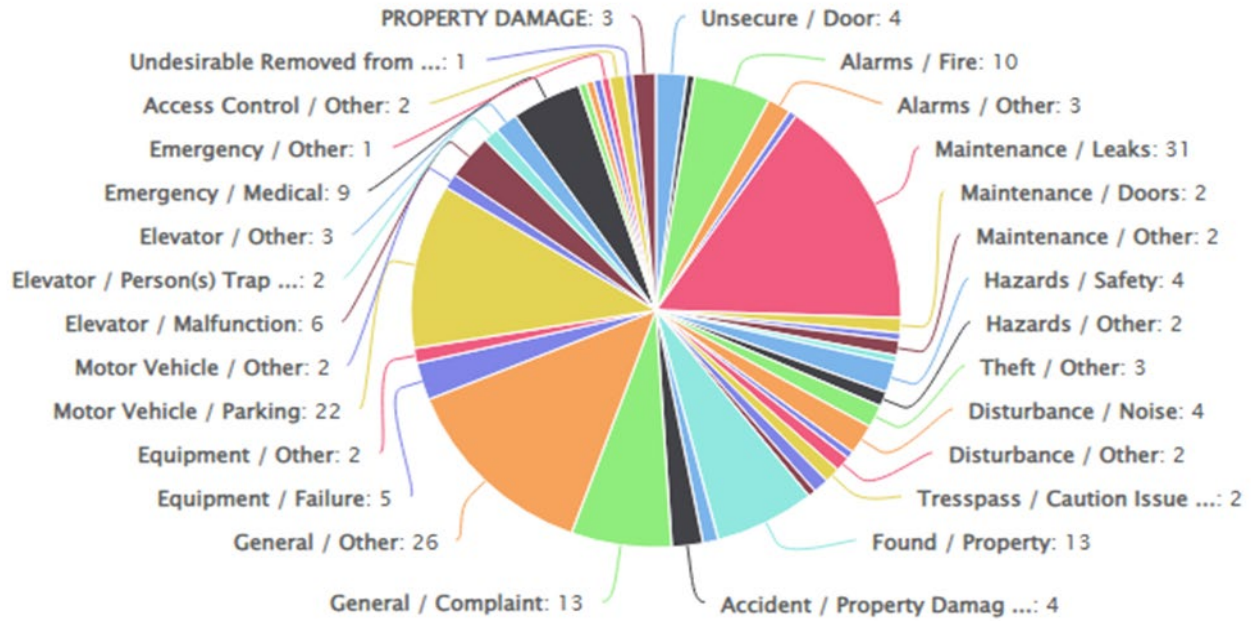
Fire Pump Replacement: Vendor has been selected for the design and permitting, once design and permitting is complete the project will go out for BID.

Bike Rack storage areas - Notice of Violation: The last item left to correct for the Notice of Violation is to move the surfboard racks from A-1 parking area to the new bike storage area and we are waiting for permits to process.

Parking Garage: Notice of Violation: – As of July 2022, according to the DPP website, the plans are still in review.

Security Incidents

Incident Category



Security Incidents

Administration



LANAI INSPECTIONS: We still have many units to inspect. Please contact info@waikikibanyan.org to schedule your lanai inspection. We are only just over halfway through.

YEARLY POOL maintenance dates have been set for May 2023: The May 2023 Pool & Spa maintenance schedule is below, if it is completed early, we will send a notice to all agents and owners.

Pool maintenance will commence May 7th, 2023.

- The pool will be closed from May 8th to May 18th, 2023.
POOL OPENS THURSDAY May 18th at 8am
- The Spas will be closed Monday May 8th to Thursday May 24th, 2023.
SPAS OPEN SATURDAY May 24th at 8am

During this period, the yearly pool/spa maintenance will be performed. The decking around the Spa area will be fixed as needed. All tiles throughout the pools will be checked for loose/cracked and sharp edges.

Employee Recognition

Congratulations to this quarter's Employee Recognition Awards:

Derek (Kalau) Sison (Maintenance Supervisor)

Kalau has been with the Waikiki Banyan since April 1995 (23 years). He is extremely talented in the many jobs functions he must perform under his job title – a master of many tasks and fields. Clever at woodwork, understand the intricacies of plumbing and electric, boilers, pools, leaks and had an amazing eye for details. His team really go that extra mile and he is well respected by his co-workers. Kalau can take a problem area and work thru efficiently and effectively to get to the solution. He has a fun personality and a dry wit. He is all over the needs of the building and has an exceptional knowledge of how the WB works. He knows where the skeletons are buried 😊



Lawrence Hata (Team Clean Supervisor)

Lawrence has been with us around 5 months and came on at the WB amid a difficult period due to staffing levels. He has been quick to react to the needs of WB Management and stepped up and worked incredible hours to get the levels require. His work ethic is exemplary, commendable and his team respects his requests.



Yummy lunch from Guava Smoked Kapahulu

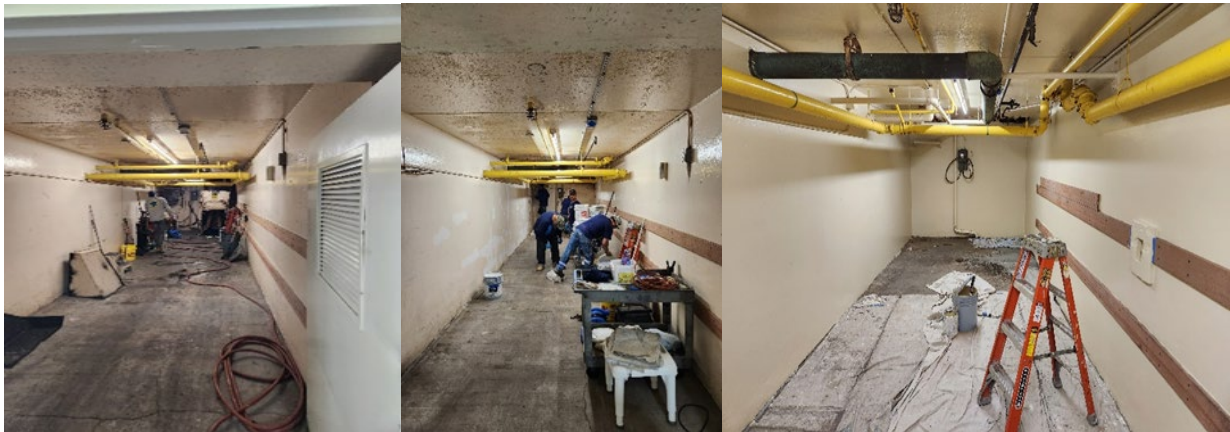


General Managers Corner

Wall Patching in Tower 2 Due to Down Spout Leaks – Once again due to experiencing heavy rains, we had to cut open and patch some unit walls. This was to fix some broken down spout pipes. We have a project in permitting to line these pipes and give them another 40+ years.



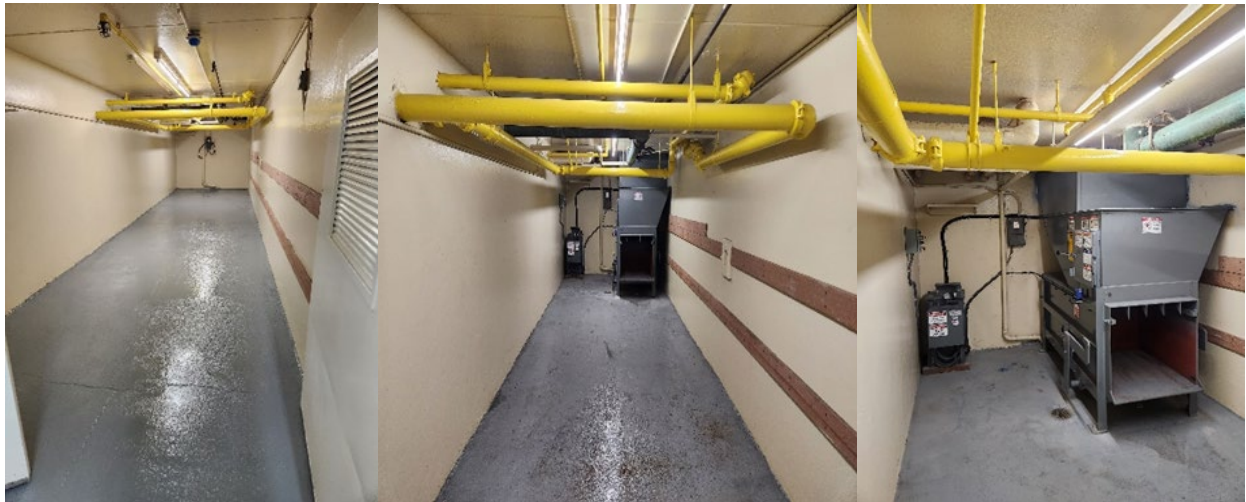
Tower 1 Trash Compactor Replacement – Tower 1 had the trash compactor replaced at the beginning of the month. This gave us a chance to clean the trash room and make sure everything had a new coat of acrylic paint.



The team prepping the room.



Newly installed trash compactor.



PLEASE REMEMBER that if the trash does not fit in the kitchen trash can, it does not belong in the trash chutes. Owners, please advise your agents and guests.

Jacuzzi Heat Pump Replacement – We had a heat pump go out on one of the jacuzzies. We were fortunate that we were able to find a replacement on the island. We had it sent and installed all within a week.



5th Floor Tower 2 Parking Firehouse Housing Replaced – This box was damaged due to some severe winds at the beginning of the year that ripped the door off the box. We were finally able to get it installed.



New Foliage in Surrounding Koi Pond – If you have not noticed, we have added some new plants around the koi pond. This has a double purpose; it is to make our lobby more inviting and appealing. It is also there to keep people from walking on the dirt tracking it to the lobby waiting areas and messing up the carpets.



--Jack Johnson, General Manager

5 What are Lava Tubes?

What are lava tubes? They might be best described as pipes for underground lava rivers. As magma flows it creates a void behind it. The lava crust hardens on the surface while below the magma continues to flow. Lava tubes can be anywhere from 3 to 49 feet in width and can be up to 40 miles long. Sometimes exploding gas pressure from the molten lava creates openings in the tops of the lava tubes. Lava tubes can take a variety of sizes and shapes, including caves, caverns, blowholes, and underwater sea caves that can be explored via foot, boat, or scuba/snorkeling.



Entrance of Kaneana (Makua Cave), a littoral cave formed along a dike complex on the northwest tip of the island of Oahu, Hawaii.

In their youngest form, lava tubes are like enclosed, underground tubes. But as time passes, erosion takes place and alters their composure. Eroded-away remnants of lava tubes are found everywhere across the islands. Sometimes, they can take the form of blowholes, through which waves crash with great force.



The most famous blowhole of Hawai'i is the Halona blowhole on Oahu.

---Randy Warner, Owner

6 Editor's Notes

Where does the time go? Yes, I was one of “those” people that just registered my unit for short term rentals. And with that said, I do want to thank the Board and AOA office for putting on the Banyan website all of the necessary information that was required about the Condo itself. I also appreciate all the many owners who spent time, shared information and processes with me so that I had a fuller picture of what the steps and requirements were.

If you are renting your unit short term, please be sure to register your unit as soon as possible to stay in compliance.

So, how are we doing? I've noticed that there is decided positive trend in how the Board conducts business and how Jack, our GM and his AOA team executes the daily operations required for a smoothly running Condo/Hotel building that is over 40 years old!

Teams now are in place to work on the many issues that have been plaguing our poor tired buildings. These teams will help us move into a more proactive mode of addressing these same issues. We are trying to be as transparent as possible by reporting on our team meetings and giving owners access to attend any meeting that is not confidential. We are giving our owners opportunity to engage with emails to info@waikikibanyan.org and continue to speak up and ask questions during the owner's forum before each Board meeting.

I am so looking forward to the “new” improving Waikiki Banyan!

--Angie Lum, Director, Coordinating Editor