

# WAIKIKI BANYAN *Condominium*

## Newsletter

October 2023

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# 1 President's Message



We now have a full complement of office staff and Chris, our GM, has reopened the office and restored the 8 AM to 5 PM business hours. I visit with Chris at least once a week to ensure we're all on the same page, and he and his new staff are putting in place a whole host of process improvements. But I'll leave it to Chris to explain those as he rolls them out.

Our September board meeting was something of a marathon, but we got a lot done, as you'll read about in the articles below. I'm very pleased with how the Board comes together to get things accomplished and is not afraid of taking on the hard issues. The Board presents a wide range of personalities, opinions, abilities, and foibles, just like any group of human beings, but what makes the difference is everyone's willingness and desire to have the Waikiki Banyan move forward.

Of course there's a lot more on the horizon. We've got to be ever watchful about our ability to do legal short term rentals, as there are people and groups who would like nothing more than to take that away from us. To that end we introduced a new House Rule requiring owners who do short term rentals to provide their registration numbers annually to the office. Renting illegally puts *all* owners at risk. That's simply not acceptable, and we won't look the other way.

And last but not least we keep pushing for our DPP permits to start work on the Rec Deck. We did at least get the permits to remodel the bathrooms, and we've already awarded that contract.

Have a great month and be safe and well, wherever you are.

*---Bob Newell, President*

## 2 Treasurer's Report



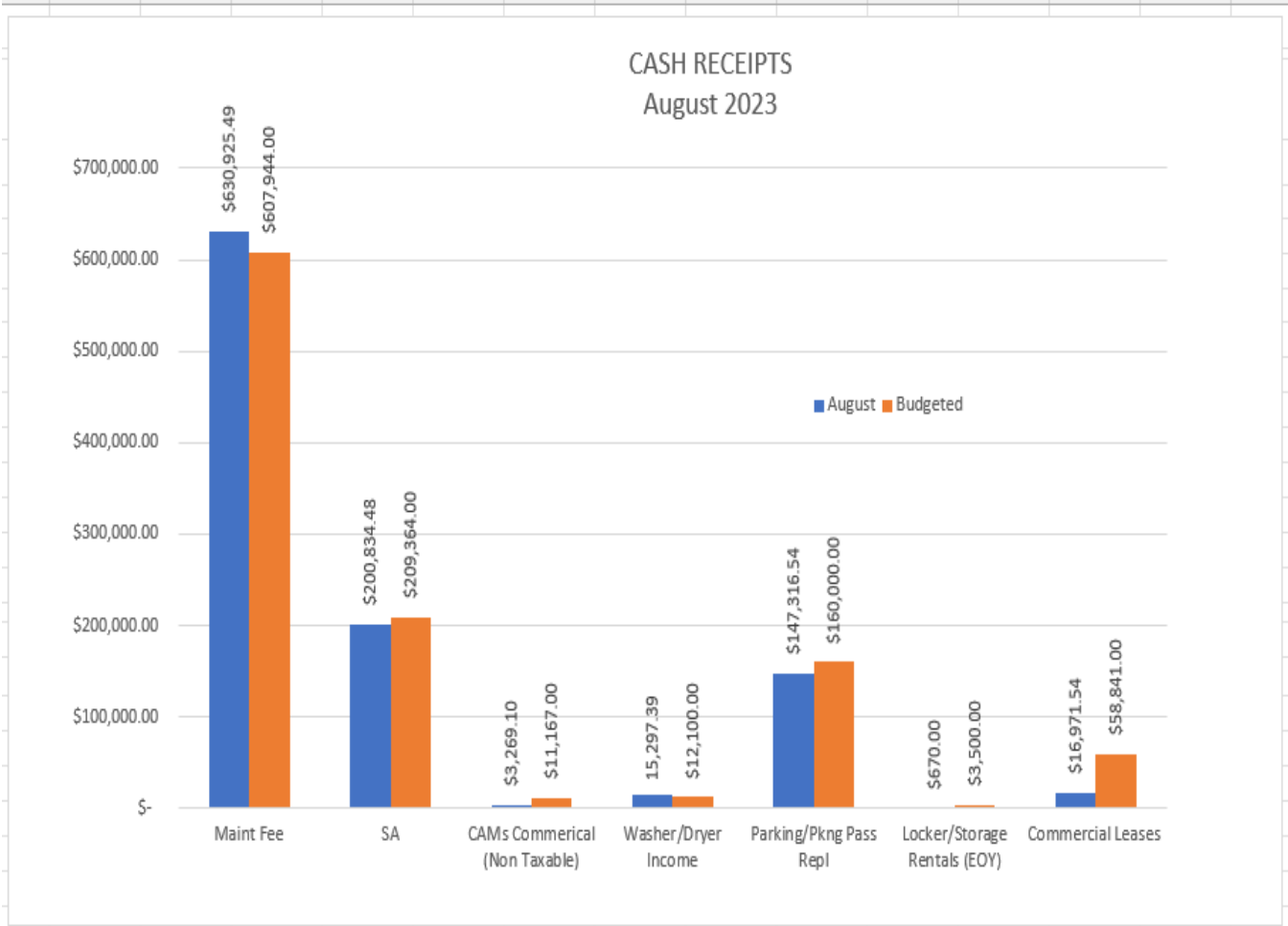
Treasurer (Snapshot) Report:

August 2023 & 2023 YTD Snapshot of Financials:

**Cash Receipts:**

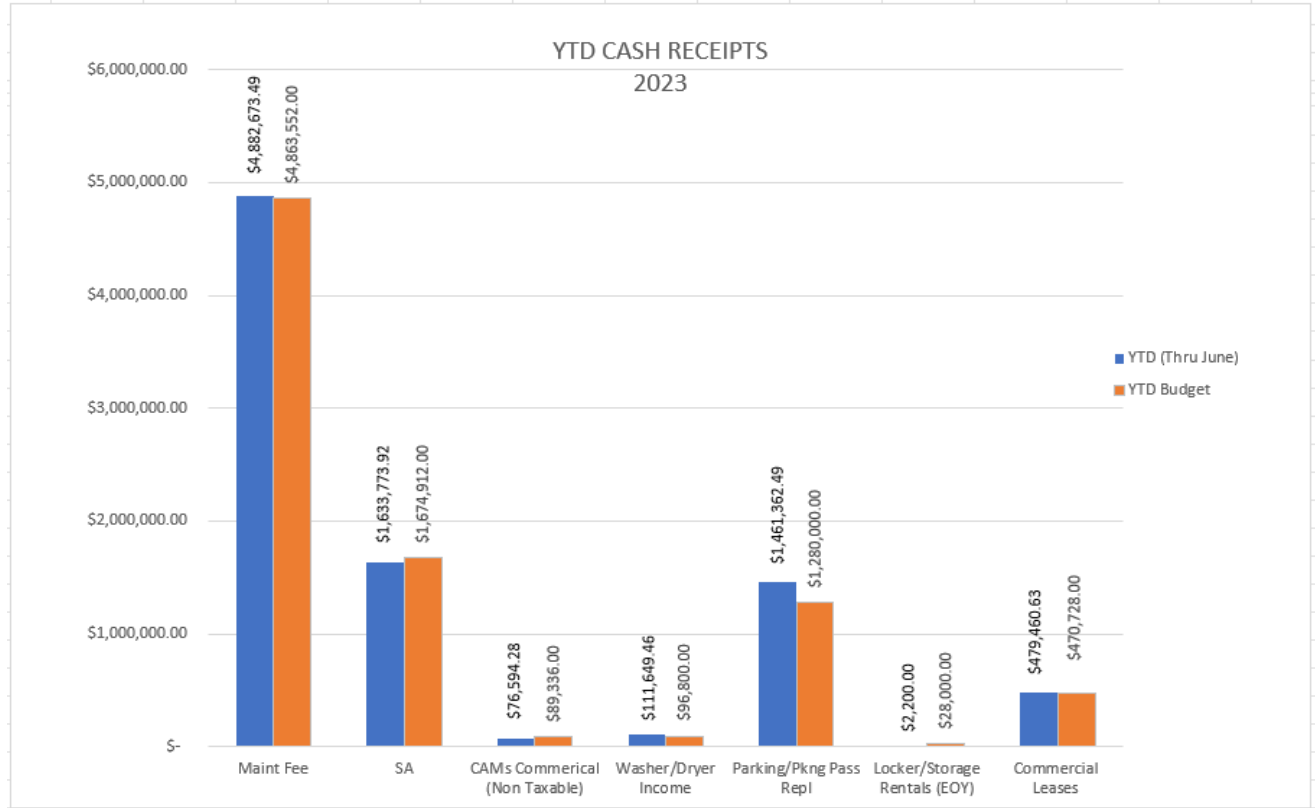
**August Cash Receipts:**

Actual = \$ 1,046,774.63 Budgeted = \$ 1,072,350.00 (97.6 % to Budget)



**YTD Total Cash Receipts:**

**Actual = \$ 8,910,122.79 Budgeted = \$ 8,578,802.00 (103.9 % to Budget)**

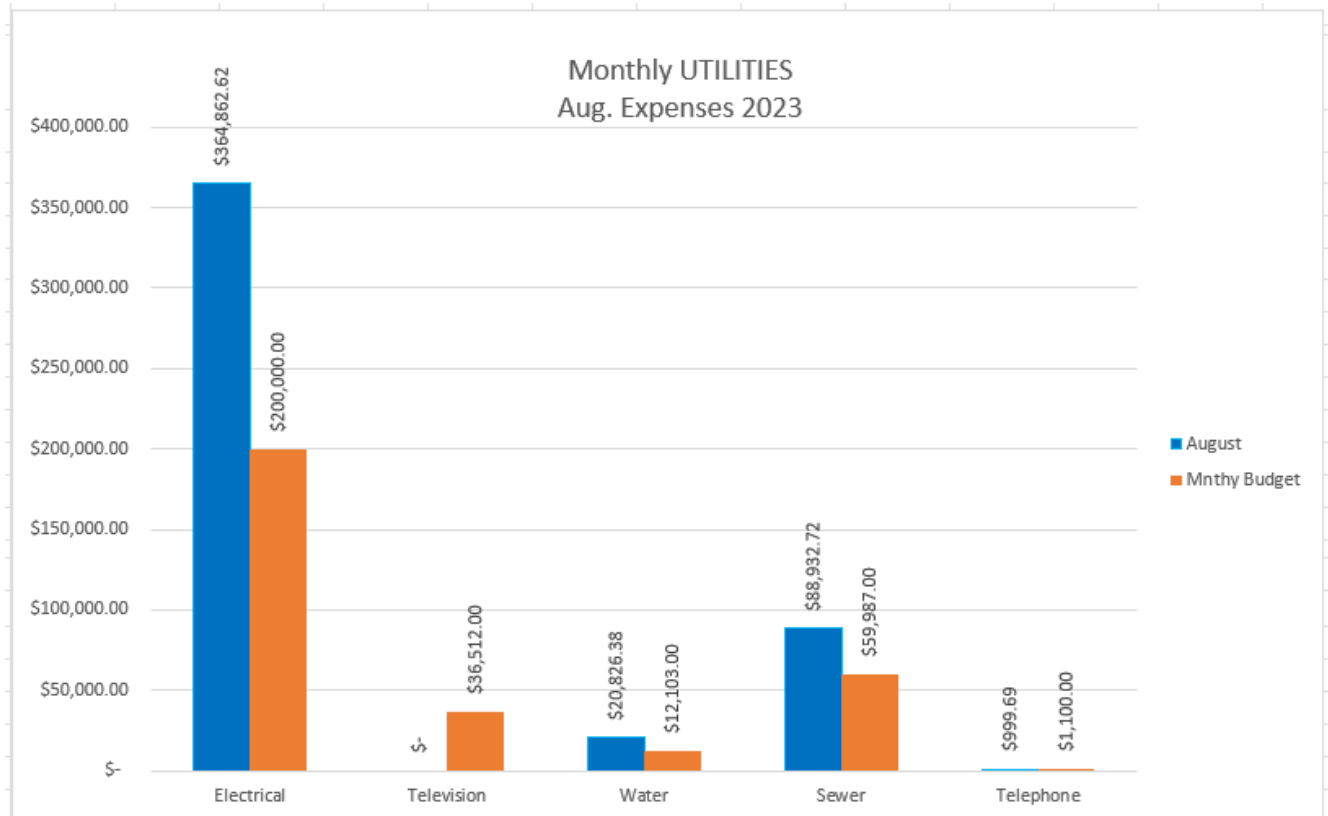


**Cash Disbursements (Expenses):**

**August Cash Expenses:**

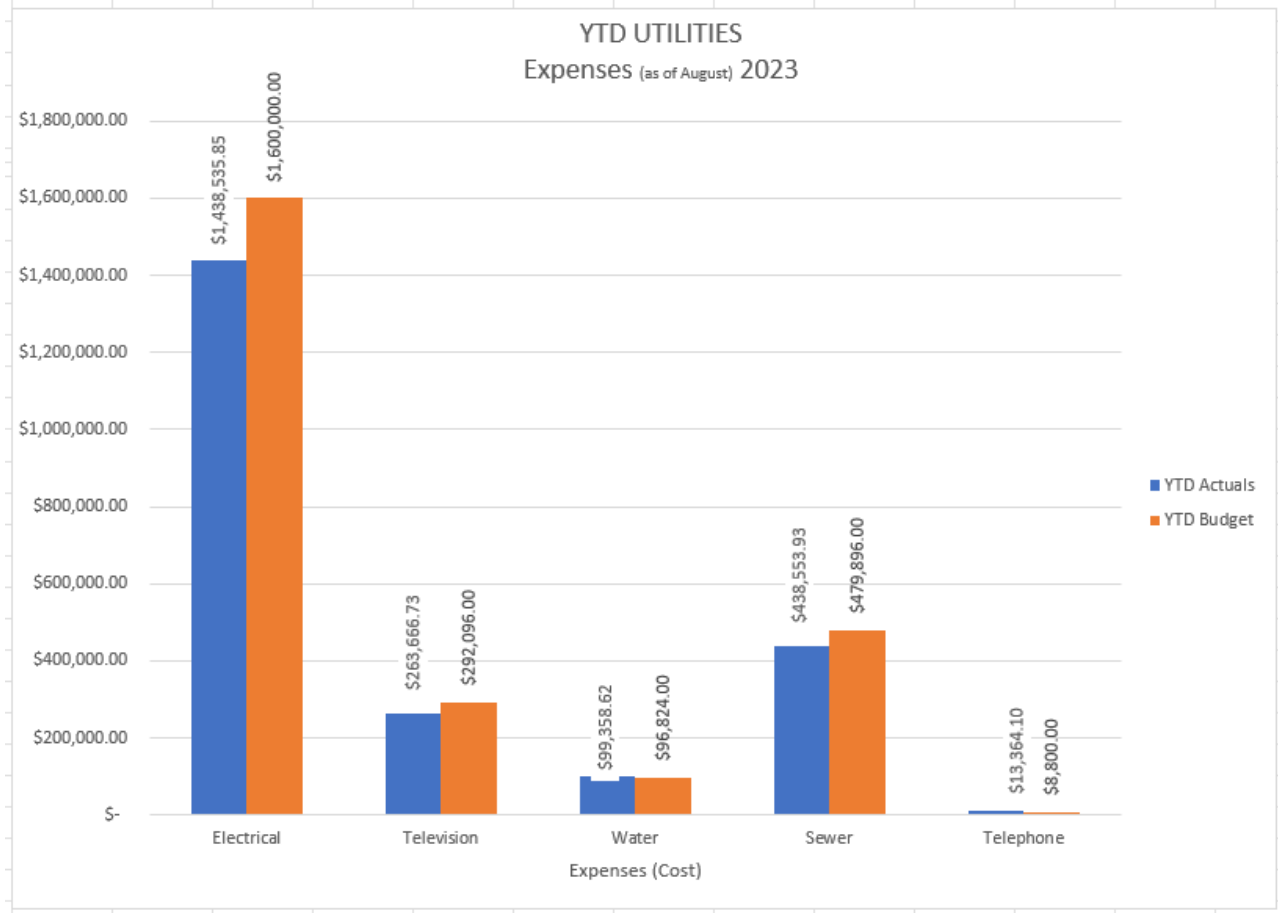
**Actual = \$ 1,310,879.51 Budgeted = \$ 732,449.77 (179 % to Budget) (79 % above budget)**

*Note: Month variance is due to catching up on some past expense payments/bills.*



**YTD Total Cash Expenses:**

**Actual = \$ 6,153,118.94 Budgeted = \$ 6,103,556.00 (100.8 % to Budget) (0.8% under budget)**



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

YTD Total Operating \$'s:

Actual = \$ 2,757,003.85 Budgeted = \$ 2,475,247.00 (111.4 % to Budget)

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

YTD Totals:

Actual = \$ 12,768,363.83



TREASURER'S REPORT  
 WAIKIKI BANYAN

**CURRENT MONTH SUMMARY**  
 AUGUST 2023

INCOME	Actual	Budget	✓	Variance
Non-Taxable Receipts for the month:	\$841,835	\$834,975	✓	\$6,860
Taxable Receipts for the month:	\$204,940	\$237,376	✗	-\$32,436
<b>TOTAL RECEIPTS for the month:</b>	<b>\$1,046,775</b>	<b>\$1,072,350</b>	<b>✗</b>	<b>-\$25,576</b>

EXPENSES	Actual	Budget	✓	Variance
<b>TOTAL OPERATING EXPENSES for the month:</b>	<b>\$1,310,880</b>	<b>\$732,450</b>	<b>✗</b>	<b>\$578,430</b>

There is a net operating **DEFICIT** of: **✗ -\$264,105**

Utilities:	\$475,621	\$309,702	✗	\$165,919
Contracts:	\$549,178	\$249,037	✗	\$300,141
Building Maintenance:	\$69,162	\$24,305	✗	\$44,857
Administration:	\$1,073	\$4,098	✓	-\$3,025
Professional Services:	\$19,226	\$22,087	✓	-\$2,861
Payroll and Benefits:	\$85,011	\$78,281	✗	\$6,731
Other Expenses:	\$111,608	\$44,940	✗	\$66,668

\*significant variances are listed on the attached report

**BANK BALANCES**

Operations Accounts balance is:	\$137,006
Reserve Accounts balance is:	\$12,631,357
Restricted Cash balance is:	-\$150,297
<b>TOTAL Cash and Reserves balance is:</b>	<b>\$12,618,067</b>

**YEAR-TO-DATE SUMMARY**  
 AUGUST 2023

INCOME	Actual	Budget	✓	Variance
Non-Taxable Receipts for the year	\$6,731,396	\$6,679,798	✓	\$51,598
Taxable Receipts for the year	\$2,178,727	\$1,899,004	✓	\$279,723
<b>TOTAL RECEIPTS YTD:</b>	<b>\$8,910,123</b>	<b>\$8,578,802</b>	<b>✓</b>	<b>\$331,320</b>

<b>TOTAL OPERATING EXPENSES YTD:</b>	<b>\$6,153,119</b>	<b>\$6,103,556</b>	<b>✗</b>	<b>\$49,563</b>
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YTD, we are **✓ \$2,757,004** under budget on regularly budgeted items.

Utilities:	\$2,253,479	\$2,477,616	✓	-\$224,137
Contracts:	\$1,732,024	\$2,008,414	✓	-\$276,390
Building Maintenance:	\$472,027	\$194,440	✗	\$277,587
Administration:	\$13,400	\$44,781	✓	-\$31,382
Professional Services:	\$214,059	\$182,663	✗	\$31,396
Payroll and Benefits:	\$658,514	\$658,400	✗	\$114
Other Expenses:	\$809,615	\$537,241	✗	\$272,374

<b>Capital Expenditures YTD:</b>	<b>\$979,227</b>	<b>\$7,726,298</b>	<b>✓</b>	<b>-\$6,747,071</b>
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# Board Action Team Reports

## Budget Team



### 2024 Budget Status

The Budget Team had our 4th meeting of the season on Wednesday, August 30<sup>th</sup> 2023, attendees were Jon Mckenna, Chris, Bob & myself.

Overall, the entire team feels good with how things are shaping up for the 2024 budget. A few notable expense items that continue to influence our future budgeting are escalating Building Insurance, Water and Electricity costs. We are anticipating an approximate 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.

In summary, the tentative 2024 Budget is still looking very favorable for owners with a modest yearly Maintenance Fee increase (less than 5%) and, based on current information and projections, we are hopeful for no Special Assessment in 2024.

Next steps, Board members will continue to review, ask questions, and make changes or updates as necessary. The budget team will continue to review and apply any changes in October. Final review and board approval of the 2024 budget will be voted on in the November 2023 board meeting.

### Reserve Funds Investment Strategy

We want to provide owners with additional information about our reserve funds investment strategy that was discussed and approved in our September 2023 Board meeting. Interest rates are currently above 4+ %, and the WB is sitting on a significant amount of funds in our reserve accounts due to continued permit delays with much needed CapX projects. The Board approved this strategy which will enable us to maximize the return on these funds by utilizing First Hawaiian Bank (FHB), that will place them in higher earning accounts. .

In our September board meeting, we invited Eric from First Hawaiian Bank (FHB) to provide a comprehensive presentation overview of this strategic model and was available for any board questions or concerns. A few details: FHB is fully insured and has a proven track record of managing reserve funds such as ours. FHB will consolidate a great majority of our excessive funds into a single strategic account, which would simplify our investment management.

Key details below about our proposed investment strategy program:

**Benefits:**

- \$400K-500K yearly projected accrued interest compared to the small % we are currently receiving based on current funds that we have in the bank.
- A strategic approach for managing our existing funds near future, while waiting for Projects to be permitted/approved

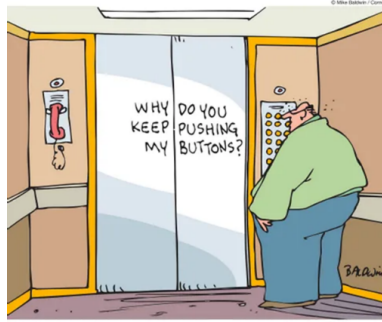
**Strategy which adheres to current WB Bylaws are as follows:**

- The assets we would be investing in are compliant with HRS 514B condominium statutes.
  - TFDXX invests in US T-bills, notes and other obligations issued or guaranteed by the US government, its agencies or instrumentalities
- Other assets we will potentially invest in:
  - Treasury bills and notes – guaranteed by the US government
  - Government agency obligations – guaranteed or implied guarantee by the US government
  - Obligations of the State of Hawaii and / or its municipalities – guaranteed by the State of Hawaii or its municipalities
  - Obligations of US Banks, including certificates of deposit fully insured by the FDIC
  - Mutual funds comprised solely of investments in obligations of the US government, the State of Hawaii or their respective agencies

*–Mo Schrieber, Treasurer and Team Lead*



## Elevator Team



It has taken a lot longer than we wished to get through legal and insurance reviews by all concerned parties, but the elevator replacement contract has been fully executed and Otis has been issued the official Notice To Proceed. This is great news.

Although Otis is now responsible for elevator maintenance after the exit of TKE, we won't see big results right away. As I've mentioned before it will take a number of months for Otis to create shop drawings and designs, get approvals, and fabricate and ship the new equipment. After that, the real fun begins and you'll need to bear with us, as we will be running with three (instead of four) elevators per tower for a year or more. Below, I've provided the provisional schedule, which will *definitely* change as the project proceeds.

Submittal Phase	# of Weeks from NTP	Completion Deadline
Provide Shop Drawings to Consultant	8	Monday, November 13, 2023
Consultant Review and Comments	11	Monday, December 4, 2023
Equipment on-site	30	Monday, April 15, 2024
Start of modernization – Elevator #1 & #5	31	Monday, April 22, 2024
Elevator #1 & #5 Completed	43	Monday, July 22, 2024
Start – Elevator #2 & #6	44	Monday, July 29, 2024
Elevator #2 & #6 Completed	56	Monday, October 21, 2024
Start of modernization – Elevator #3 & #7	57	Monday, October 28, 2024
Elevator #3 & #7 Completed	69	Monday, January 20, 2025
Start – Elevator #4 & #8	70	Monday, January 29, 2025
Elevator #4 & #8 Completed	82	Monday, May 19, 2025

This is going to be very difficult and for a while we'll have to deal with long elevator wait times. Some of our guests are going to get pretty upset, and it's up to all of us to help manage expectations by explaining ahead of time what to expect and why it's necessary.

But when it's all done, we'll have a modern, fast, and reliable elevator system.

This will be the final report from the Elevator Team. As the project has now moved into the operational phase, regular updates will be provided in the General Manager's report.

---Bob Newell, President and Team Lead

## Energy Conservation Team



### Electrical Transformer Update

The new transformers for both towers have arrived and should be installed prior to the upcoming holidays. Installation updates will be provided by the AOA office so everyone can plan accordingly.

### Rooftop Solar Generation Project Update

Still under review. We are performing due diligence and 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

The Honolulu Board of Water Supply is sharing the draft proposed water rate schedule for residential, non-residential, and agricultural development. Refer to the proposed rates in the chart below. If approved, this will impact the Banyan’s water bills over the coming few years. We are currently billed in Tier 1 which would seem to be based on usage per residential unit even though individual units are not separately metered.

Tier	Gallons/du/month	Current	Proposed Rates, Effective Dates					
			Jan 1, 2024	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027	July 1, 2028
EssN: 1	0 to 2,000	\$3.77	\$3.86	\$3.96	\$4.06	\$4.16	\$4.27	\$4.37
2	2,001 to 4,000	\$4.43	\$4.87	\$5.36	\$5.84	\$6.34	\$6.85	\$7.39
3	4,001 to 10,000	\$5.03	\$5.70	\$6.52	\$7.33	\$8.16	\$9.01	\$9.93
4	More than 10,000	\$5.98	\$7.21	\$8.25	\$9.27	\$10.33	\$11.40	\$12.57

Further information can be found at [https://www.boardofwatersupply.com/proposedrates?utm\\_source=web-btn&utm\\_medium=hp-banner&utm\\_campaign=proposed-rate-view-now](https://www.boardofwatersupply.com/proposedrates?utm_source=web-btn&utm_medium=hp-banner&utm_campaign=proposed-rate-view-now)

## **Hawaiian Electric (HECO) Shift and Save Pilot Program**

HECO has proposed piloting “Shift and Save” to encourage customers to shift electricity use from the evening and overnight period when energy is generated by expensive fossil fuels to the daytime period when solar energy is abundant and less expensive. Shift and Save may be introduced to all customers in 2025. If approved, this will increase the Banyan’s electric bills by approximately 40+%.

“Shift and Save” rates are based roughly on a 1-2-3 formula. Electricity during the day is at a base rate (1); overnight it’s double that (2) and during the peak evening period it’s triple (3). We’re not sure just how an average 40% increase qualifies as savings. The Banyan, with perhaps 90% vacation traffic, won’t have much ability to “shift” usage into lower-cost time periods.

Further information can be found at

<https://www.hawaiianelectric.com/shift-and-save-pilot-program-postponed-revised>

*–Brett Hulme, Team Lead & Vice President*

## Insurance Team



The Board recently learned that local financial institutions have placed several condos, including the Waikiki Banyan, on a “do not lend list” as banks want 100% hurricane replacement value on insurance policies as they can no longer sell their loans to Fannie Mae or Freddie Mac who, as of December 2022, have started to require 100% replacement value for “named storms” and other events. This situation will greatly impact new owners who require a loan to purchase a condo unit at the Waikiki Banyan.

Sue Savio, our local insurance expert, informed us that it is not against state law nor our bylaws as 100% hurricane replacement value on insurance policies is not currently required. The Waikiki Banyan’s master policy is at 100% replacement cost for fire with extended coverage. Extended coverage is an insurance term that includes such perils as smoke damage, vehicle damage, vandalism, wind, water overflow, falling objects, etc. Extended coverage does not list the perils of hurricanes or earthquakes. Our policy does have 100% for wind.

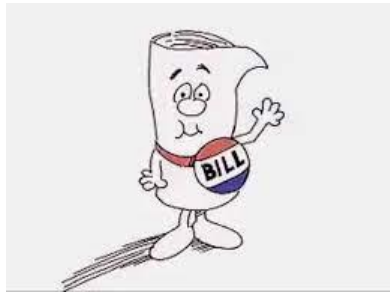
The hurricane insurance market is very tight, and 100% coverage, if you can even get it, is very expensive (about \$500,000 a year extra at the Banyan). Some carriers can’t offer 100% hurricane coverage like they have in the past. Any current loans are fine, but new loans by main local banks will be a problem.

Given there is little to no benefit for current owners and limited units available for sale, we feel there is not a current need or justification to purchase the excess hurricane coverage. The board is always open to changing its position if full hurricane coverage needs to be added at a later date.

In the meantime, the Board is hopeful that Fannie Mae and Freddie Mac will reconsider their onerous new requirement, which does not accord with practical reality.

*--Brett Hulme, Vice President and Team Lead*

## Legislative Team



Not much news on the legislative front this month. We would normally say that no news is good news but with the new legislative season fast approaching, it could be just the lull before the storm.

As of mid-September, the number of units registered as STRs and NUCs at the Waikiki Banyan was around 62% of our total units. This is lower than we expected based on our historical knowledge of the percentage of our owners that use their units as short term rentals. This is a serious concern as it means that a number of our owners and agents are operating without a STR permit. Any unwanted attention from Council or DPP could put our carve out at risk and I don't need to tell you how bad it would be for us to lose the ability to do short term rentals at the Banyan. Not only do our owners and agents rely on the income derived from STRs, our property values are at all-time high levels thanks in large part to our carve out. A few non-compliant owners or agents could ruin it for all of us.

To that end, the office will be creating a system to track the occupancy status of each unit. Owners will need 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.

We 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



### Parking Ramp, Access Control and Traffic Study

In the September 2023 Board Meeting, the board approved to proceed with a proposal for consulting services which include the schematic design and design development of the following for the Waikiki Banyan:

- 1) Access Control System for the new elevators and other areas of the facility
- 2) Complete Security Assessment of the facility to determine vulnerabilities and areas of improvements
- 3) Traffic Flow Study for the Parking Garage and Vehicle Access Control/Automated Parking system

The goal is to deploy comprehensive, integrated security and access control solutions to better secure, monitor, and limit access to authorized individuals while providing a safe, secure environment for owners, tenants, and guests in a friendly manner while maximizing parking revenue and improving traffic flow in the parking garage.

The proposal for consulting services was recently signed. 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.

### 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



No report this month as most of our time is taken up with major projects. I plan to canvass the other Board members to get ideas on how the Board can operate in the most effective manner possible.

*--Bob Newell, President and Team Lead*

## Agent Relations Team



No report this month. We still hope to get this effort launched before too much longer. We'd like to start out by asking our agents what they think is working well, what they think is not working as it should, and what suggestions they might have for improvements. Agents are an important part of the Waikiki Banyan operation and having things go smoothly benefits everyone. More to come in subsequent reports.

*--Bob Newell, President and Team Lead*



## Recreation Deck Committee



No new updates to report this month. Still awaiting DPP permits.

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

## Votes/Proxy Team



There is no new update to report this month.

*–Valaree Albertson, Director and Team Lead*

### 3 GM's Report



#### PROJECT SUPPORT:

##### **Projects under review with DPP with no changes:**

- Recreation Deck
- Recreation Deck Pool Design Build:
- Recreation Deck Playground Equipment
- Fire Pump Replacement
- 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.

##### **Projects under process:**

**Storm Drain Replacement / Perma-line repair:** Pueo won the bid for the Storm Drain Lining. We will have time frames as soon as the contract is produced and signed.

**Elevator Modernization:** Otis has taken over maintenance as of 29 September 2023.

**Lanai Spalling Repair:** Lanai spalling calls have started to go out. We need everyone that we call to provide a time that we can get these inspected! This project has been going on now for two years and we need to get it settled.

**Replacing the Last 14 Transformers:** This is a project that we are hoping to complete this year between mid-October to mid-November 2023. More info to come as times get closer.

##### **Projects completed:**

**Transformer Replacement Tower (1) one Floors 33 and 35:** Complete, thank you everyone for your cooperation on this project.

#### **ONGOING MAINTENANCE PROJECTS:**

**Bike Rack storage areas Notice of Violation (NOV):** The last remaining items left to correct for the Notice of Violation

- Move Surfboard Racks from A-1 parking area to new Bike storage area (Permitting in Process). **(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:**

**2<sup>nd</sup> Porte Cochere Column Repair:** The column has been stained and varnished. We have one small issue we are working on before it goes up, but it will be up soon.

**Started Replacing Chicago Cartridges for Quarterly Maintenance:** Installation continues.

### **Sprinkler Pipes Painting and Cleaning:**

**Hallway Doors and Walls Painting:** Please let AOA know if your door needs painting, and it will be added to the list.

## **SECURITY INCIDENTS**

Out of 68 total lrs submitted:

- 1 – COMMON ELEMENTS [4.9 Fire Equipment]
- 1 – CRIMINAL PROPERTY DAMAGE
- 4 – GENERAL [3.11 Air Conditioning]
- 3 – GENERAL [3.17 Apartment Maintenance]
- 2 – GENERAL [3.2 Noise]
- 3 – GENERAL [3.21 Refuse]
- 1 – GENERAL [3.22 Liability for Damage]
- 1 – GENERAL [3.3 Responsibilities of Owners]
- 50 – GENERAL NOTES
- 1 – VEHICLES & PARKING [5.1 Vehicle Definition]
- 1 – VEHICLES & PARKING [5.4 Parking]

## **ADMINISTRATION/FINANCE/PERSONNEL**

### **Administration Duties:**

**LANAI INSPECTIONS:** We still have many units to inspect. Please continue to contact [info@waikikibanyan.org](mailto:info@waikikibanyan.org) to schedule LANAI INSPECTIONS. We are only just over halfway through. 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 Managers Corner**

Everyone,

I would like to take a moment at the first part of the GM Corner to make an announcement. We have two of our maintenance members who have stepped forward into new roles and accepted the challenges that come with a position of higher responsibility.

First, I would like to introduce Derek (Kalau) Sison. Kalau has been with the Banyan for 28 years. He started as a normal maintenance helper and then moved up to the Maintenance Supervisor back in 2021. I worked beside him and relied on him when I was the Facilities Manager. Now that I am the GM, he has taken on the role as the Facilities Manager, and has been full throttle ever since. I rely on him even more now and will continue to help develop him to fill the role!

Lastly, but surely not any less important, is Diosdado (Joey) Limos. Joey has been with the Waikiki Banyan for a very impressive 34 years. Joey started out with the in-house housekeepers. Joey came to the maintenance crew in 2000 and has been a pivotal team member ever since! When Kalau took the Facilities Manager position we needed someone to step up and lead the team and take charge of projects. Joey filled this position and is doing a good job at making sure our team is always on top of all the projects and building maintenance!



**Kalau**

**Joey**

Please, when you see these two congratulate them, as they have stepped up to fill the positions that really help keep the building operating at its peak.

**Garage Paint Peeling Possible Spall** – The crew works hard to make sure that the building is safe and looks good at the same time.



**Doorway and Hallway Painting** – Our team is always working hard at keeping up with the door and hallway painting!



**Tower 1 Trash Chute Turbine Replacement** – Even in the highest of areas on our building the team works courageously to make sure even our turbines for the trash chutes are working as they should.



**5<sup>th</sup> Floor Maintenance Storage Room Door** – The heavy winds we experienced a few weeks ago have had lasting effects in Hawaii especially on Maui. Fortunately, we only experienced a bent door which has now been replaced and is in proper working order.



## 4 Owner's Corner - Hawaiian Flora



Hawaiian flora is beautiful and diverse. A subtropical region, Hawaii has a year-round warm climate and soil heavy with volcanic ash - two elements that play a role in the healthy growing of a wide variety of flowers and plants. There are three categories of Hawaiian flora – endemic, native and introduced. Endemic refers to those flowers, plants and trees found only in Hawaii. These are the flowering and non-flowering plants and trees that were brought to Hawaii by natural means, such as wind, tides and birds. Native refers to those species occurring in the Hawaiian Islands, but found elsewhere in the world. The third category includes foreign or introduced plant species. These are plants brought to Hawaii by people.

*--Randy Warner, Owner*



## 5 Meet: Lavinia K. Sampaio-Nau



Please meet our newest team member in the AOA office: Lavinia K. Sampaio-Nau or “Lavi” for short. Our new administrative assistant comes to the Banyan with over 7 years of varied housing experience and years in customer service. She was mentored by Crystal in her previous position, and advantageously is now supporting Crystal, Chris, and the rest of the AOA!

Since, I wasn’t sure I was going to get a chance to meet Lavi before getting this newsletter out, I sent out a few questions which she graciously answered:

Q: How were your first weeks and what was your most challenging time?

A: Great! Everyone is so nice and the energy from the admin/maintenance team is very positive. There have been no challenges so far!

Q: Favorite thing to do to relax?

A: Listening to music and lounging is always good for the soul.

Q: Your favorite foods?

A: I love local Korean food.

Q: Hobbies?

A: I enjoy sunrises, rainbows and sunsets. Going out with my daughter to enjoy the sight of nature or any quality time with my loved ones.

Now that you know a bit about her, please take the time if you are onsite to stop by and say hello and find out where her favorite Korean food eateries are and what kind of music she likes

Welcome to the Waikiki Banyan AOA Team, Lavi!

– Angie Lum, Director

## 6 Smoke Alarms - What to Do?



Do you know that you or your guest should ***never open the front entryway door*** to try to clear out the smoke in your condo? Why? The biggest reason is that opening the door will draft the smoke into the hallway where our fire alarms will detect smoke and set off the fire alarms. You know those annoying but potentially life-saving fire alarms? Yes, opening your entryway door will trigger those alarms, and depending on what floor you are on, it will take time for security to get to your floor to ensure that it was a "false alarm." However, by then, the alert to vacate the building might have sounded, and if everyone was following directions, they would have started to evacuate the premises.

You then will also be fined by the AOA for a "life safety" violation. An evacuation involves a lot of frightened people descending a lot of stairs, and there is always the potential for a fall and a serious injury. If you cause an unnecessary evacuation, it will cost you a minimum fine of \$500.

No, we're not trying to scare you away from pulling the alarms if there's a fire or even if you think there's one. That's what the alarms are there for. But we do want to encourage you to be responsible and follow the fire safety rules. ***Don't open the front entryway door in case of fire, call 911 and security.***

If you've burned something on the stove or in the oven, and it is smoking (not an open fire) open your lanai door and let the smoke draft through those doors.

If it is potentially life threatening, please call Security immediately and let them know where you are and what the situation is. They should advise next steps and alert the necessary agencies and sound the evacuation if it is needed.

## 7 Editor's Notes



I happened to be onsite at the Banyan for a little over a week and was able to stop by to personally congratulate Chris on his promotion and to meet both Crystal and Lavi for a short chat. As I was chatting with the 3 of them, what struck me the most was their enthusiasm and their plans to move forward with some of the issues that have been on the agenda along with some new ideas on effecting change. I am very excited to see what this new team has up their sleeves, I already know that they are working hard at organizing and tackling quite a few of the big and little things that will make a big difference in keeping the Banyan running efficiently and smoothly! I like the “can do” spirit of the office.

If you get a chance, please stop by the office and introduce yourself to the people that will be supporting the Banyan owners and to let them know that they are doing well, or if there is something that they can work on. And if you read Chris’s GM corner, you’ll note that there have been some changes in the Maintenance team, and congratulations to Kalau and Joey for their well deserved promotions! The building is slowly regaining some of its sparkle and charm!

You’ll see me wandering around the buildings and on the grounds with my 2 pups during part of October and through November and during Thanksgiving with most of my family, please say hello. Or, if you are not onsite, send me a note to [infor@waikikibanyan.org](mailto:infor@waikikibanyan.org) with a suggestion for an article or some ideas on what you’d like to see more or less of!

Don’t forget to attend the next Board Meeting on Thursday, October 12, 2023 at 2:00pm HST!  
Stay safe and healthy, see you all soon!

*--Angie Lum, Director, Coordinating Editor*

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