



Newsletter

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1 President's Message



The big news this time is a follow-on to last month's report; the Board is poised, at the July meeting, to give final contract approval for our elevator modernization project. It's an open secret that the chosen vendor is Otis. We're thrilled that we're finally ready to go on this vital improvement effort. We pushed the vendor pretty hard and got a good price and a proposed completion time by the end of 2024.

The project won't be without pain. While work proceeds, one elevator in each tower will be out of service. This means, unfortunately, a year or so of extended wait times. We'll do the best we can to manage the impact, but there will be moments of frustration, and we ask you to bear with us. It's going to be worth it in the end.

And there's one big unknown here. You guessed it--- DPP. Permitting is required. Fortunately elevator permits are handled separately, and our vendor knows the process so we're optimistic.

On another topic, our new security team from Prior Vision is off to a great start. They had a trial by fire during the Kuhio street closure due to water main problems, and they did really well. I've found their staff to be a friendly and helpful bunch. I'd be interested in what you think. Write info@waikikibanyan.org.

Finally, we are into the interview process for a new General Manager to replace Jack. This can take some time as we want to make the best hire we possibly can. If you have thoughts on what qualities the new GM should have, feel free to write at the address in the paragraph above.

We're holding off on hiring a new Resident Manager until we hire the General Manager. And for the time being, Chris Saxton, as Interim General Manager, is giving the job a 100% effort.

---Bob Newell, President

2 Treasurer's Report



Treasurer (Snapshot) Report:

May 2023 & 2023 YTD Snapshot of Financials:

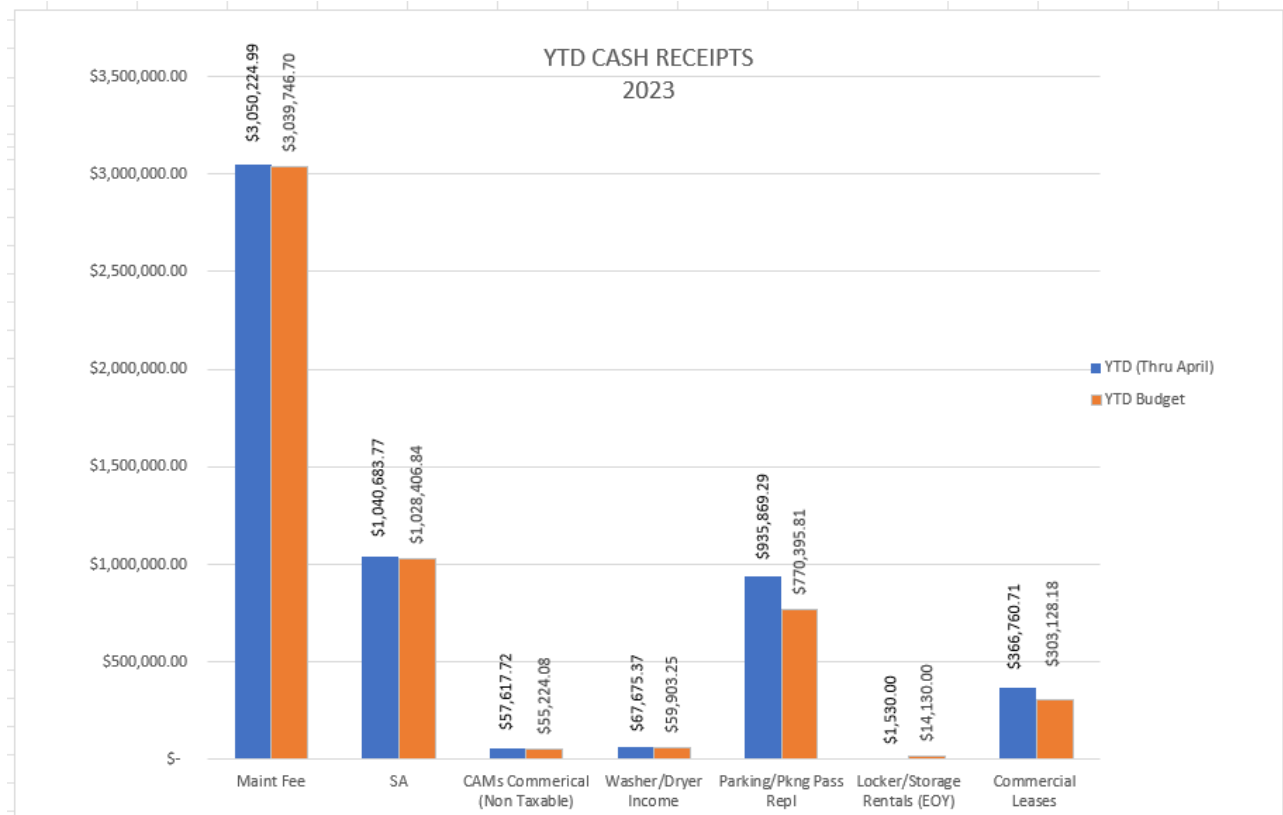
Cash Receipts:

May Cash Receipts:

Actual = \$ 1,139,222.01 Budgeted = \$ 1,072,350.29 (106.2 % to Budget)

YTD Total Cash Receipts:

Actual = \$ 5,692,777.76 Budgeted = \$ 5,361,751.45 (106.2 % to Budget)



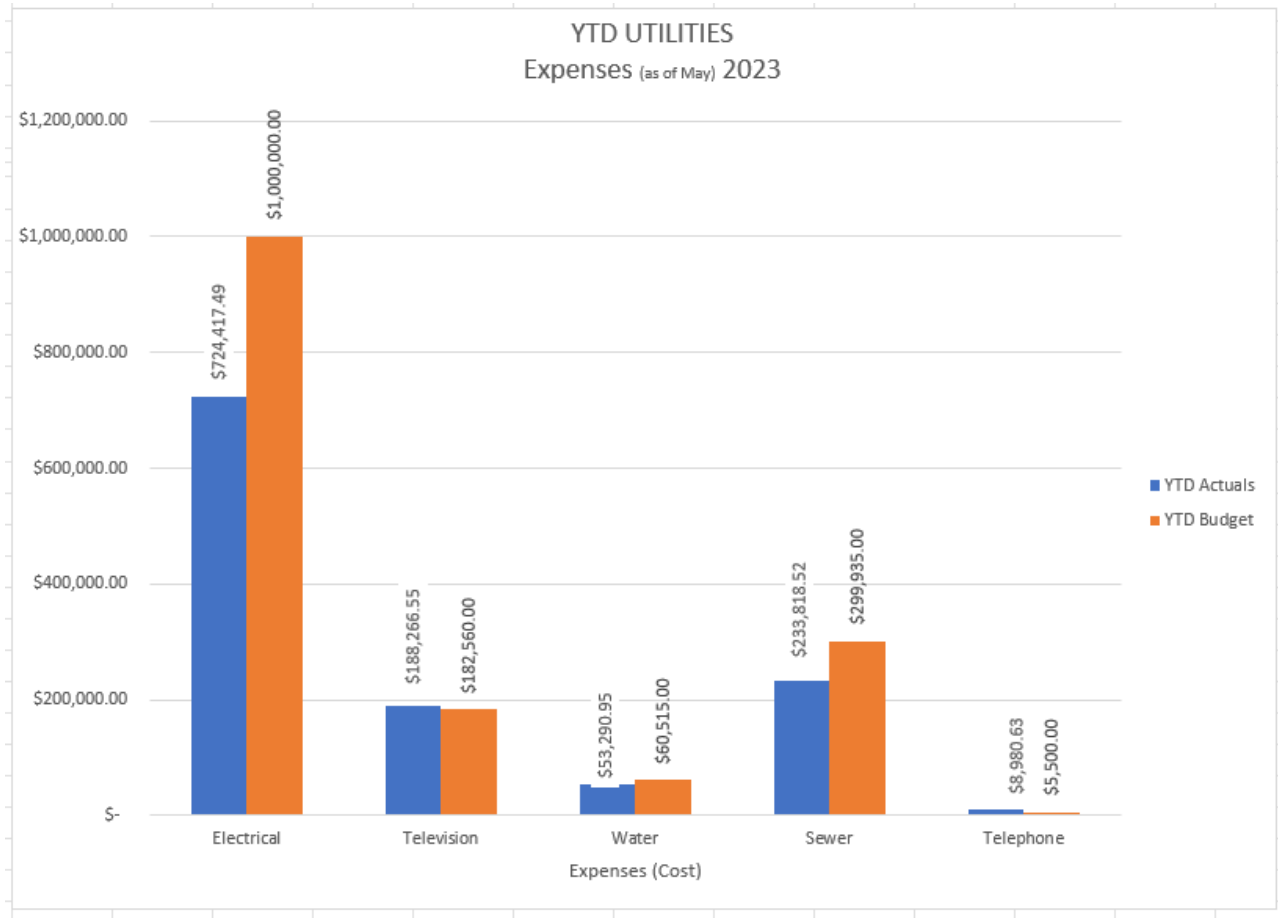
Cash Disbursements (Expenses):

May Cash Expenses:

Actual = \$ 544,856.40 Budgeted = \$ 732,449.77 (74.4% to Budget) (25.6% under)

YTD Total Cash Expenses:

Actual = \$ 3,426,463.64 Budgeted = \$ 3,868,673.68 3868673.68 (88.6 % to Budget) (11.4% under)



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

YTD Total Operating \$'s:

Actual = \$ 2,266,314.12 Budgeted = \$ 1,493,077.77 (151.8 % to Budget)

Total AOA (WB) Cash + Reserves:

YTD Totals:

Actual = \$ 12,282,185.16



TREASURER'S REPORT
WAIKIKI BANYAN

CURRENT MONTH SUMMARY

MAY 2023

INCOME	Actual	Budget	Variance
Non-Taxable Receipts for the month:	\$815,139	\$834,975	X -\$19,836
Taxable Receipts for the month:	\$324,083	\$237,376	✓ \$86,708
TOTAL RECEIPTS for the month:	\$1,139,222	\$1,072,350	✓ \$66,872
EXPENSES			
TOTAL OPERATING EXPENSES for the month:	\$544,856	\$732,450	✓ -\$187,593
There is a net operating SURPLUS of: ✓ \$594,366			
Utilities:	\$284,271	\$309,702	✓ -\$25,431
Contracts:	\$49,759	\$249,037	✓ -\$199,278
Building Maintenance:	\$74,105	\$24,305	X \$49,800
Administration:	\$2,971	\$4,098	✓ -\$1,126
Professional Services:	\$21,667	\$22,087	✓ -\$421
Payroll and Benefits:	\$83,321	\$78,281	X \$5,041
Other Expenses:	\$28,762	\$44,940	✓ -\$16,178

*significant variances are listed on the attached report

BANK BALANCES

Operations Accounts balance is:	\$927,762
Reserve Accounts balance is:	\$11,504,720
Restricted Cash balance is:	-\$150,297
TOTAL Cash and Reserves balance is:	\$12,282,185

YEAR-TO-DATE SUMMARY

MAY 2023

INCOME	Actual	Budget	Variance
Non-Taxable Receipts for the year	\$4,267,148	\$4,174,874	✓ \$92,274
Taxable Receipts for the year	\$1,425,630	\$1,186,878	✓ \$238,753
TOTAL RECEIPTS YTD:	\$5,692,778	\$5,361,751	✓ \$331,026
EXPENSES			
TOTAL OPERATING EXPENSES YTD:	\$3,426,464	\$3,868,674	✓ -\$442,210
YTD, we are ✓ \$2,266,314 under budget on regularly budgeted items.			
Utilities:	\$1,208,774	\$1,548,510	✓ -\$339,736
Contracts:	\$819,748	\$1,255,021	✓ -\$435,273
Building Maintenance:	\$337,776	\$121,525	X \$216,251
Administration:	\$10,343	\$32,488	✓ -\$22,146
Professional Services:	\$147,209	\$116,401	X \$30,809
Payroll and Benefits:	\$434,913	\$392,308	X \$42,606
Other Expenses:	\$467,700	\$402,421	X \$65,279
Capital Expenditures YTD:	\$824,419	\$7,726,298	✓ -\$6,901,879

--Mo Schreiber, Treasurer

3 Board Action Team Reports

Budget Team



The 2024 Budget committee met on Tuesday, June 13th 2023, consisting of Jon Mckenna, Jack, Mo & Bob and it typically lasts about 1-1/2 hrs. on average. Budget discussions & committee meetings for the upcoming next fiscal year typically starts in early March, this was our second committee meeting for the 2024 budget season.

Meeting agendas are sent out in advance. Prior to this meeting, Jon sent out historical financial documents and spreadsheets for each of us to review prior to the meeting. Jon asked each of us to review, make notes and pose any questions prior to the meeting. The discussions consist of two distinct areas, first area is General Operating Income & Expenses, and the second area we look at the Project Reserve & Capital Projects.

Our process consists of combing through and discussing each of these budgeted areas, on a line item by line item basis, for the upcoming year. Each of the line items are discussed and evaluated on either historical (years past data) or based on current information collected from the GM or other committee members that might influence the dollar amounts +/-.

The Project Reserve (PR) is an important tool for our Condo association as reserves are used for major capital expenses, like our elevators, rec. deck, roofs, building painting, etc. We review each of the PR lines, discussing the timing (year they fall in), current dollars allocated for each, modifying, shifting and updating, as needed. This process continues until all members feel comfortable and have approved these, and once the committee approves, we take it to the board for review and approval, this typically happens in the fall targeting the November board meeting.

We are well underway for this year's 2024 budgeting process, and as we fine tune, we will be sharing this information in upcoming board meeting discussions.

Next Committee meeting setup for Thursday, July 6th, 2023

–Mo Schrieber, Treasurer and Team Lead

Elevator Team



I've summarized the current status of the elevator replacement project in my *President's Message*. The Board should approve funding this month and then it's just a matter of final legal wordsmithing on the contract. Once the contract is signed we'll be able to provide a lot more detail.

---Bob Newell, President and Team Lead

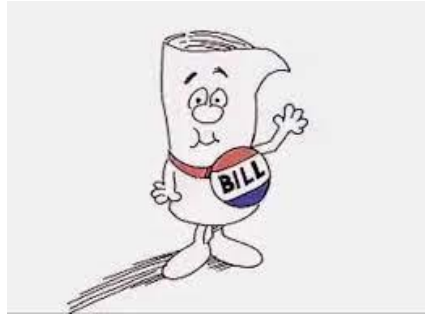
Energy Conservation Team



There is no new report as we are waiting for an updated proposal from Photonworks Engineering regarding the rooftop solar generation project which was approved by the Board in the June 2023 meeting.

--Brett Hulme, Vice President and Energy Team Lead

Legislative Team



It's quiet out there. Too quiet (as they say in the old movies).

Or maybe not. Sometimes no news is good news. Nothing of interest has taken place over the past month. Maybe it's the summer doldrums. We'll report when there are significant events.

--Cathy Panizzi, Secretary and Team Lead

Newsletter Team



Thanks to the teams for updating the committee reports and keeping everyone in touch with the different goings on at the Banyan.

The newsletter team has been working on some behind the scenes editing functions, trying to improve on the flow of information and the timeliness of gathering the information to get that to you. We are dedicated to ensuring that you have a monthly newsletter with as much updated information as possible.

Stay tuned for further changes. We are committed to keeping you informed and welcome any comments to keep our readers engaged and involved.

--Angie Lum, Director and Coordinating Editor

Parking Team



On Wednesday, June 7th, 2023 , Jack (GM), Brett Hulme & Mo Schreiber met with two Honolulu City employees in charge of the newly proposed Kuhio Ave. Bus Lane Pilot project via zoom. We met with Renee Espiau - Complete Streets Administrator & Kaylan Bubeloff – Project Manager, they took us through a nice PowerPoint presentation on the overall project which stated some of the cities goals & objectives for this project.

The meeting went well, after some round table discussions, questions and answers, Renee & Kaylan believes that the impact for the Waikiki Banyan & the East end of Kuhio Ave. would be minimal, the project's major focus is down on the Central area of Kuhio Ave, down by the International Market Area. Renee, is adding Waikiki Banyan (Mo) to their emailing project list on this project and will enable us to keep updated on the most current developments and project updates as they occur.

High Level Bullet Points:

- Bus Zone involves Paint & Signs only; Pilot program
 - Phasing involved, West bound Traffic lane we be the first phase, followed by the Eastbound lanes.
 - Estimated Q1 2024 implementation in Westbound Kuhio only; Eastbound to follow at a later date, TBD
- No fines
- Events conversation & how that may impact traffic when those occur
- Changes in event ordinance may change, up to City Council approval
- No impact on existing medians, no plans to close/block these
- No impact on current ingress/egress into parking garage (Right turn traffic is acceptable)
- No impact on eastbound Kuhio Ave. towards Diamond Head, can still turn left into WB parking garage

Renee provided us with who is responsible for traffic flow in the Waikiki Area.

- Oahu Service Entrance; contact DPP – Traffic Review Branch, handles Off street loading zones
 - To discuss Waikiki Banyan driveway traffic flow for the in's & out's

Overall, the general feeling after the meeting is that the impact (we hope) will have little to no impact for the Waikiki Banyan & how it functions today. Renee said, this is a Pilot project and the will be monitoring the project throughout it's timeline and are not opposed to making changes if needed or tweaking the project as needed.

--Mo Schreiber, Treasurer and Team Lead

Process Improvement Team



This project is on hold while we work on hiring a new General Manager and a new Resident Manager.

--Bob Newell, President and Team Lead

Agent Relations Team



The Agent Relations team is also on hold until we complete our current management hiring effort.

--Bob Newell, President and Team Lead

Recreation Deck Committee



A Rec Deck meeting was held on June 27 to discuss final action steps around the dolphin images in the pool. The cost was discussed and again approved. We agreed to move forward with the original placement voted on by the committee and approved by the board.

Another topic was the Snack Shack wood front. We approved to have the wood removed, inspect the structural integrity, and then to paint to match the building. It was agreed that we are too far out to look for a tenant now. The board will be engaged when the time comes to find a tenant.

The hot tubs are built and ready for installation. To save money we will be storing them at the Banyan with security camera surveillance on them at all times. All issues like warranty, insurance, labor and materials were discussed and in place.

Next item we discussed was 6th floor restrooms as they are approved by DPP and ready to start. Mo is on top of that and will be moving that project forward as soon as any issues are resolved.

We are vigilant in moving this project forward and highly aware of how important this project is to secure the structural integrity of the Waikiki Banyan. That said, we continue to be at the mercy of the DPP for approval of the permits.

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

Security Team



There is no new report for the Security team as we are still waiting for an estimate/information from various consultants.

--Brett Hulme, Vice President and Security Team Lead

Votes/Proxy Team

No report this month.

--Valaree Albertson, Director and Team Lead, and Angie Lum, Director

4 GM's Report



GM Report –29 June 2023 BOD Meeting

PROJECT SUPPORT:

Recreation Deck: Project Under review with Department planning and Permitting (DPP). **(No change)**

Recreation Deck Pool Design Build: The preliminary pool design drawings have been received. **Project Under review with Department planning and Permitting (DPP). (No change)**

Recreation Deck Replacement of Tennis Court Fence: - Pending permitting process. Submitted quotes to obtain permits for this “barricade” fencing to meet DPP emergency repair permit requirements. Replacement of Tennis Court Fence will be included in the rec-deck renovation. **Project Under review with Department planning and Permitting (DPP). (No change).**

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. **Project Under review with Department planning and Permitting (DPP). (No change).**

Storm Drain Replacement / Perma-line repair: Board of Directors approved the proposal to proceed to design and permitting. The design phase is complete. **With Arne preparing bid documents and bonding capacity. (No change).**

Elevator Modernization: Otis was chosen as our vendor for the mod.

Lanai Spalling Repair: The next round of Lanai spalling has been approved by the board of Directors. Below are the upcoming units for repair.

03 Jul 2023 Thru 07 Jul 2023

- Tower (1) Unit's 1-0804, 1-0708, 1-0706, 1-2605

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. **Project Under review with Department planning and Permitting (DPP). (No change).**

Transformer Replacement Tower (1) one Floors 33 and 35. This project is waiting on the transformers which will be shipping in July. We will be installing towards the middle to end of August. As time gets closer, I will have more solid dates.

ON GOING MAINTENANCE PROJECTS:

Bike Rack storage areas Notice of Violation (NOV).

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 – 355 lanais have been inspected / 40% complete / 114 with spalling 241 without spalling issues / 44% of units have spalling issues.

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

Painting and Cleaning Perimeter of Building – In progress / Ongoing.

Painting and Cleaning the Parking Garage - Clean and paint the yellow traffic lines in the garage. **In progress**

2nd Porte Cochere Column Repair – Received the proposal from vendor to remanufacture new pillar planks that have termite damage. Board of Directors approved, deposit Check sent to vendor. Once pillar planks are manufactured the AOA will schedule install.

Laundry Rooms tile Replacement – Scheduled to start in Tower 1 on 17 July 2023.

Started Replacing Chicago Cartridges for Quarterly Maintenance – 22 replaced / installation continues. **No Update**

Security Incidents

- Out of 53 total IRs submitted:
 - 14 - GENERAL [3.1: Guests]
 - 8 - GENERAL [3.2: Noise]
 - 5 - GENERAL [3.17: Apartment Maintenance]
 - 3 - GENERAL [3.11: Air Conditioning]
 - 3 - COMMON ELEMENTS [4.9: Fire Equipment]
 - 2 - COMMON ELEMENTS [4.2: Obstruction Ingress/Egress]
 - 2 - COMMON ELEMENTS [4.5: Elevators]
 - 2 - CONTRACTORS [8.4: Type of Work]
 - 2 - GENERAL [3.3: Responsibilities of Owners]
 - 2 - VEHICLES & PARKING [5.13: Visitor Parking]
 - 2 - VEHICLES & PARKING [5.5: Owner Parking Permits]
 - 1 - CONTRACTORS [8.7.B: Use of Facilities]
 - 1 - CONTRACTORS [8.7.Q: Use of Facilities]
 - 1 - GENERAL [3.21: Refuse]
 - 1 - GENERAL [3.22: Liability for Damage]
 - 1 - GENERAL [3.8: Lanais]
 - 1 - PETS [6.5: Common Elements]
 - 1 - RECREATION DECK [7.8: Swimming Pool]
 - 1 - VEHICLES & PARKING [5.9: Unauthorized Parking]

ADMINISTRATION/FINANCE/PERSONNEL

Admin Duties:

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

General Managers Corner

Repairing Women's Lobby Restroom

Our maintenance team makes sure that our common area restrooms are not leaking and causing hazards and down times from use.



Lobby Walls Updating Project

In an effort to keep the Waikiki Banyan updated and appealing to not just the owners but our guests we have been updating the look of the lobby area.



Updating Accessible parking spaces

We have been updating our accessible parking stalls to go along with the other updates that will be following in the garage.



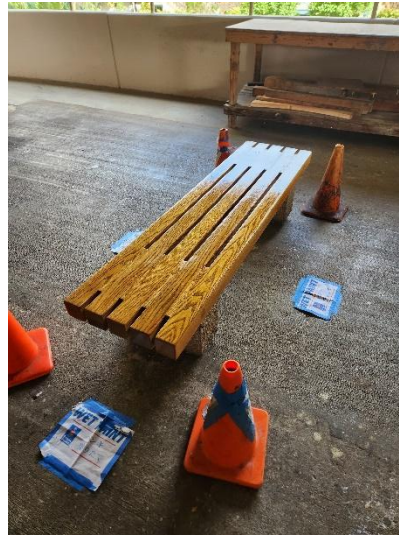
Richard Touching Up the Wood in the Lobby

Richard is giving a big smile while adding a fresh stain to the wood down in the main lobby area.



Staining and Refurbishing the Lobby Benches

You will notice our lobby benches being redone this is in order to remove years of use and give a fresh life to the wood.



Patching the Porte Cochere

One of our more heavily used areas of the Banyan needs the focus of some of our maintenance team's time for not only looks but safety reasons as well.



5 Hawaii's Feral Hogs



The ancestry of feral hogs in Hawaii today can be traced back to Polynesians. Feral hogs have become a huge problem for all of the Hawaiian Islands. Tens of thousands of the wild pigs forage and destroy planted crops and native plants, and the pigs, which can weigh as much as 400 pounds, have become a nuisance. Hunting and trapping seem to be continuing to serve their purpose in maintaining pig numbers at an acceptable level. A relative shortage of food in the highlands may have encouraged greater numbers of pigs to seek food closer to populated areas. In the pigs constant pursuit of forage and food, they do not stay in one place long enough to obtain an accurate census.

--Randy Warner, Owner

6 A Place to Go: Waikiki Shell



The Waikiki Shell, aka The Tom Moffatt Waikiki Shell is a venue for outdoor concerts and other large gatherings in the Waikiki area of Honolulu, Hawaii. It was built in 1956, the Tom Moffatt Waikiki Shell seats 2,400 persons and the lawn area has capacity for an additional 6,000 persons. All of the seats in the seating area affords a great view of the stage, and the sound acoustics are great! Lawn seatings might be a nice option if you like to lounge around and listen to your music.

This venue is located in Kapiolani Park in Waikiki, a nice leisurely walk from the Waikiki Banyan. If you ever are in town at the same time as an artist that you would enjoy listening to, don't hesitate to grab a ticket and see a show under the stars!

--Angie Lum, Director

7 Editor Notes



Well, June is certainly a month full of changes and a few surprises. We have a new security team, Prior Vision; their motto is Security with Aloha. It's only been a month with the team in place; do let us know what you think of the team so far.

Along with our AOA office being short staffed, our remaining staff led by Interim General Manager, Chris Saxton and supported by Ty Monroe are doing a fantastic job holding down the fort. They've been calm and steady through the multiple elevator breakdowns, the water main break and the shutting down of Kuhio Avenue, all while maintaining the status quo of water shut-offs and other "normal" emergencies. So please, if you get a chance to send them a quick note of thanks and grant them a little measure of grace if you are waiting on something.

Our fearless and tireless Board President, Bob N. has been working on keeping all the projects moving along as much as possible, and following up on everyone to stay the pace. If you see his tired self wandering around the building, please give him a high-five and thank you. If you don't already know, he spends way too many hours still working on Board business, even with Board members helping.

Until we meet again on Zoom or on site, let's all take a breath and be comfortable knowing that we are still moving forward in spite of all the roadblocks that spring up along the way to having the Waikiki Banyan being a great place to rest your feet at the end of the day.

--Angie Lum, Director, Coordinating Editor

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