



# Royal Kuhio Reporter

April 2008

Ann Shaver, Editor and President

Hanako Hata, Translator

## Annual Meeting

Once again, our 2008 Annual Meeting was a well-attended celebration of the accomplishments of the past year. Almost 60% of the Association was represented either in person or by proxy; particularly gratifying was the large number of owners who made the effort to participate in the meeting. For some Associations, the Annual Meeting is a tense time, but not so at the Royal Kuhio. The amiable tone is enhanced by what has become our tradition, Herb Loo's selection of practical door prizes such as cereal, snacks and household supplies. This year there was a special treat—flavored coffees.

Years ago, Mr. Loo attended a seminar sponsored by Community Associations Institute, a national organization concerned with good condominium governance, and he learned that the Annual Meeting is supposed to be a happy time for owners to learn about important issues facing their community and to accomplish necessary items of business. Every year, we have at least two: One pertains to the taxation of our monthly Association fees (the "rollover resolution") and the other is the election of new directors.

Our Royal Kuhio by-laws call for a 9-member Board of Directors, with directors being elected to three-year, overlapping terms. Terms were expiring for Milton Brown, Herbert Loo, and Janet Richards. All three indicated their interest in continuing on the Board. In addition, we had two candidates who have not previously served on the Royal Kuhio Board, Bob Gerber and Gary Yoshimi. This is a healthy show of interest! Elected were Mr. Brown, Mr. Loo and Mr. Yoshimi.

Following the Annual Meeting, the newly elected Board met briefly to elect officers. It was agreed that our compatible Board is working efficiently, and the incumbents ought to remain in office. Ann Shaver will continue as President, Milton Brown will remain Vice-President, Herbert Loo will continue as Secretary (and Annual Meeting Chair) and Al Shaver will continue as Treasurer (and webmaster).

The Board meets quarterly; if the need arises, more frequent meetings will be scheduled. Meeting dates are planned for Thursday, July 10; Thursday, October 23; and Tuesday, March 10. The 2009 Annual Meeting is scheduled for Wednesday, March 11. The agendas will be posted prior to the meetings. If the dates are changed, notice will be given both at the building and on the website. Please try to attend!

## Meet Gary Yoshimi



Gary Yoshimi is new to the Board but he's been involved at Royal Kuhio for many years. In the building on a daily basis, he's aware of what it takes to keep things running smoothly. An officer of Vacation Internationale, Mr. Yoshimi is familiar with a variety of condominiums across the state. He also serves as President of our Waikiki neighbor, Fairway Villas, so he's well versed in condominium laws and regulations. Through the years, he has participated in our Board meetings as part of the audience. We welcome him to the Board and look forward to more of his valuable input.

## Wi-Fi Access

Residents and visitors alike at the Royal Kuhio rely on computers for tending to business, for keeping in touch and for recreation. Realizing the computer access these days is basically a necessity, Mr. Brown investigated different ways of adding this service to the already ample amenities of the Royal Kuhio. He negotiated a contract favorable to our building to provide two computer stations, complete with a printer, for use by building residents. There is no cost to the Association for this service, and it has the potential of being an additional source of revenue for us.

At the March meeting, Board members were concerned, among other things, that this miniature “internet café” would bring people off the streets and crowd the lobby. After much consideration, it was agreed that the space behind the mailboxes in the low-rise lobby, where there used to be a bank of pay phones, would be a safe, appropriate location. Response to this new service has been favorable, and we thank Mr. Brown for his efforts.

## Laundry Room

What a convenience to have such a large laundry facility on the 7<sup>th</sup> floor! How convenient to be able to pop a load into the washer and then spend some time in the exercise room or in the pool or go back up to your room. It's easy to take all this for granted. However, at the March meeting, the Board considered “behind the scenes” things—ducting, flooring, the machines themselves. We had an enjoyable and informative conversation with Wendell Choy, President of Commercial Route Operator, the vendor who has provided the service for the last nine years. In short, we renewed our contract, retaining 60% of the revenue for the next 3.5 years. Of course this isn't all “gravy” for the Association, as we pay the utility costs, which are substantial. Necessary repairs have been made to the ducts, and the built-up lint has been removed. A new tile floor will be installed (at CRO's expense) and lighting will be enhanced.

## CFL Bulbs



Have you taken advantage of our program to reduce electricity costs by replacing incandescent bulbs in all the residential units? A year ago the AOA ordered cases of compact fluorescent bulbs, those spiral-shaped lights that are becoming popular. Aware that in the average household, 20% of the electric bill goes for lighting, the Board authorized providing everyone with this low-wattage model. If your agent has not already replaced the old energy hogs with the new type, please ask him or her to stop by the office and do so immediately. In addition to lamps in your apartment, don't forget the ceiling-mounted kitchen and bathroom lights!

Bill Sweatt has checked into disposal of these bulbs. At present, none of the recycling programs include Waikiki. We hope that this will change before the long-lasting bulbs begin to burn out!

## Potholes

The potholes on Manukai St., behind our building, are growing to epic proportions. Mr. Sweatt reminds owners to keep up the pressure on the City and County to make the necessary repairs. “We need to continue contacting the Pothole repair office. [www.driveakamai.org/main/potholepatrol.html](http://www.driveakamai.org/main/potholepatrol.html) or call 808-768-7777,” he explains.

## Royal Kuhio Website



For up-to-date information about our building, remember to check our website. The URL is <http://www.royalkuhioaao.org/> You will be asked to enter a password. The password is **wantaknow**.

Check the website from time to time. In addition to our version of “breaking news,” the website will feature color pictures and additional details not included in the newsletter. Right now we have some pictures of the Annual Meeting, provided by Ken Freund.

*Remember, the next regularly scheduled meeting of the Board of Directors is Thursday, July 10 . Please join us at 10:30 a.m. if you can.*