

Waikiki Banyan Condominium

NEWSLETTER

MAY—JULY 2015

SWIMMING POOL

by Wayne



WAIKIKI BANYAN

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Maintenance has finished sealing and restoring the planters at the mauka side of the pool, and we have new plants in. Eventually they will grow to fill in the renovated planters. Besides the work in the planters themselves, Maintenance also installed new drainage under the deck to protect the concrete.

The annual swimming pool area refresh took longer than usual this year. Along with our normal work renovating the pool coping stones and repainting the area, Maintenance addressed the spalled concrete under the Astro-turf around the pool.

We removed the turf, repaired or replaced corroded rebar, repaired the damaged concrete, sealed the surface and finished with a top coat of elastomeric paint.

We did not replace the turf as it retained water which is the



In progress

main cause of the corrosion of rebar and cable in the concrete slab of the deck that leads to spalling. The spalled concrete is

both on the rec deck surface and on the bottom of the slab that forms the garage overhead.



Almost pau: concrete repaired and painted

Once we have confirmed that the causes of the major damage to the concrete slab have been eliminated, we will be able to look into repair of that damage.

As we have come to expect, Maintenance did an exemplary job on the rec deck.

PARKING RATE CHANGES

by Wayne

The Board has approved increases in our monthly and long-term parking rates.

Monthly parking is sold by the calendar month for vehicles that are being driven regularly and is now \$180 per month.

Long term parking is for vehicles that will not be moved for an extended term and is sold in 30 day increments. Long term parking is now \$180 per 30 days and may be purchased for as long as a year at a time.

Vehicles using long term parking must park on the fourth or fifth levels of the garage.

Finally, the Board approved an increase in our moped parking charge from \$1 to \$5 for 24 hours.

WAIKIKI BANYAN SECURITY

by Wayne

Over the years we have come to take for granted the work our Security Department does.

All too often the only recognition Security gets is negative, associated with their unenviable job of enforcing our rules and their position in the front lines receiving complaints from angry individuals.

The men and women of Security are tasked with a wide range of responsibilities that require our officers to use their knowledge and experience to make quick decisions in difficult and sometimes dangerous situations.

Our officers man the Garage Post where they are sometimes mistaken for garage attendants; in fact, our officers are constantly paying attention to activities in the area and have, for instance, intercepted and turned away potential offenders or apprehended both known criminals.

Security routinely patrols the garage, checking the emergency fire devices, noting and ticketing vehicles in violation of our House Rules, and watching for criminal activity. Patrol also routinely checks the recreation deck, grounds and every floor of each tower.

The Office Post is the command center. The officer on duty there

monitors over 20 CCTV cameras, the elevator control panel, the fire emergency control center and the radios. In addition he or she maintains the running log, a legal document of events as they happen.

As if those responsibilities were not enough, the officer at the Office Post also responds directly to a parade of visitors: contractors, service people, tenants, visitors, owners and others.

Waikiki Banyan is a private residential condominium that many people think is a hotel. In fact, members of the general public are not authorized to be on property: our amenities are for the exclusive use of owners and residents.

With our location and inviting lobby, we are faced with the constant potential for unwelcome activity on our premises from people with no lawful right to be here. It is up to Security to protect Waikiki Banyan from



Garage Post

both potential and actual damaging or harmful activity. In the process, over the past 12 months Security has issued trespass warnings to 80 different individuals.

Because Security knows how to document the many incidents to which they respond, on those occasions when there have been legal repercussions Waikiki Banyan has prevailed.

Perhaps most importantly, Security has primary responsibility for emergency response, from individual health emergencies to power outages to fire emergencies to hurricanes. At one time or another almost all of our officers have been involved in responding to these and other tough situations.

Security maintains a deliberately low-key presence while carrying out their manifold duties. Our officers work hard to keep Waikiki Banyan and its thousands of residents and workers safe and secure.



Office Post