

# Waikiki Banyan Condominium

## NEWSLETTER

NOVEMBER 2016

### 2017 ANNUAL MEETING

by Wayne



#### WAIKIKI BANYAN

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#### BOARD OF DIRECTORS

Bob Ivanoff, President  
Kini Olegario, Vice-President  
Lorimegan Black, Treasurer  
Kenji Iwasa, Secretary  
Shraga Dachner  
Dick Eide  
Michael Job  
Lou Palmer  
John Wong

#### WAIKIKI BANYAN ADMIN

Wayne Babineau  
Garrett Choy  
Roxanne Tabudlo

The 2017 Annual Association Meeting has been scheduled for 4 pm Friday, February 24, at the Pacific Beach Hotel. Check-in will start at 3:30 pm.

Our geographically diverse ownership makes achieving a quorum challenging; we depend heavily on owners returning their proxies.

We will be mailing proxy forms to all owners early in December, and also posting the form online at our web site, [www.waikikibanyan.org](http://www.waikikibanyan.org).

When you receive your proxy, please take the time to fill it out and return it as soon as you can.

Remember that you do not have to give your proxy to another owner, you can simply mark it for quorum only. This will allow us to hold the meeting and avoid the expense of setting up another meeting.

Thank you for your help.

### DRAIN LINE REPLACEMENT ON HOLD

The project is on hold while we address some regulatory matters.

We expect to resume work in January. We will publish a revised schedule as soon as possible.

*Mahalo*

### HOUSE RULES REVISIONS

by Wayne

At its recent Regular Meeting, the Board approved of three new House Rules revisions.

**Article 3.11. AIR CONDITIONING** has been revised to allow the installation of split air conditioning units, provided certain conditions are met. This section now reads:

**3.11. AIR CONDITIONING.** Air conditioning must be maintained so as neither to cause leaks into other apartments nor to cause excessive noise. No additional air conditioning unit may be installed in any apartment without express written approval of the Board of Directors.

The installation of a split air conditioning system is per-

mitted provided it meets management approval and other requirements herein, including but not limited to:

- A. no structural modifications to the building;
- B. no overloading of electrical or plumbing systems;
- C. installation by a licensed contractor.

**Article 7.4. NOISE** has been revised to establish a “quiet time” from 10 pm to 6 am on the recreation deck, during which no noise above a “normal conversational-level” will be allowed and no “sound producing devices of any kind may be played.” This includes devices like radios, music play-

ers and musical instruments.

**Article 7.8. SWIMMING POOL (E)** has been revised to read “Only U.S. Coast Guard approved or otherwise attachable small personal flotation devices may be used in the pool.” Any flotation device that can not be worn, like inner tubes, swim rings, air mattresses, or pool noodles is prohibited. Devices like life vests and children’s arm bands are allowed.

You can find the complete House Rules, including the latest revisions, on our web site at

<http://www.waikikibanyan.org/documents/houserules/index.php>.

# NEWSLETTER

## GM'S RETIREMENT

by Wayne

I started working at Waikiki Banyan in August of 1988 with my friend Brian Molmen. I will retire at the end of this year.

There have been many changes over the years and it's been gratifying to see the ways in which Waikiki Banyan and its operation have improved.

While there have inevitably been challenges, I have enjoyed working with many different Boards, Directors and owners; differences of opinion are easily resolved when everyone shares the goal of doing what is best for our building and residents. Thank you all for

your trust and support over the years.

Finally, *mahalo nui loa* to our staff, the exceptional group of people that is the Waikiki Banyan `ohana. Their efforts have made my job easier and the Banyan a home for all who live and work here.

### YOU'RE INVITED

to our Thanksgiving Owner-Staff Potluck on Wednesday, November 23, 4pm-6pm on the recreation deck.

Please bring a favorite dish to share and join us.



## 2017 PARKING PASSES

by Wayne

The parking passes for 2017 have been ordered. The new passes will be effective noon January 1, 2017. The 2016 passes will no longer be valid after that date.

Each owner is entitled to one (1) parking pass for each apartment owned. Control of the parking pass is the unit owner's responsibility. You may assign your pass to your tenant or

rental agent, however we must have your personally signed authorization before we will give a pass to anyone but you.

If you sell your unit, please give the pass to the new owner. If you do not, the new owner will have to pay \$100 for a new pass.

We will not mail out the passes. They will be available beginning

December 21 in the Administration Office, 306-II, during normal business hours.

To assign your parking pass, please fill out and sign the authorization form below or from our website at

<http://www.waikikibanyan.org> and mail, email or fax it to the Admin Office.

**THERE IS A \$100 CHARGE FOR REPLACEMENT OF A LOST PARKING PASS.**

### Waikiki Banyan Authorization for Annual Parking Pass Assignment

I, \_\_\_\_\_, owner of unit # \_\_\_\_\_ Tower \_\_\_\_\_  
Print Name

hereby authorize the agent or tenant named below to receive (please select only one)

EITHER  my 2017 parking pass (default if no box or both boxes selected)

OR  my parking passes each year until this authorization is revoked or superseded

\_\_\_\_\_  
Print the name of the person/company authorized to receive the pass.

\_\_\_\_\_  
State whether agent or tenant.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date Signed