

# *Hokua*

1 2 8 8 A L A M O A N A



## General Manager's Report April 2022 – May 2022

## **INCIDENT REPORTS:**

1. **4/4/22 / CODE GREEN** / On Monday, April 4<sup>th</sup>, 2022 at 1400 hours, a Hokua resident reported water dripping from the ceiling in resident parking. The RS issued a Code Green water leak emergency with all available staff responding. Upon arrival the RS observed water dripping through a crack in the cement ceiling. After further investigation, it was found that a drain pipe had cracked in a storage room above the parking area causing the leak. The area below was cleared of excess water and a plumber called for service. The plumber was able to troubleshoot and repair the pipe thereafter without further incident. An incident report with photos was made for the Hokua record.
  
2. **4/19/22 / ROBBERY & ASSAULT** / On Tuesday, April 19<sup>th</sup>, 2022 at 2244 hours, Hokua RS observed on camera a male individual sitting on the sidewalk fronting the loading dock on Ala Moana Blvd. Hokua RS was dispatched to the scene as the male appeared to be in distress. Upon arrival, the RS observed the male as conscious but in some pain. When asked what had happened, the male responded that he had been sprayed in the face with pepper spray and robbed of his belongings. The RS called 911 with HPD arriving a short time after. The RS gave the male water for his eyes and the male further explained that he was walking on Ala Moana Blvd. when a male suspect sprayed him in the face with pepper spray, causing him to lose sight and fall to the ground. The suspect then took the male's wallet and phone while he was on the ground. EMS came on property and assisted with medical care. HPD made a report and cleared the property shortly thereafter. A Hokua incident report was also made for the record.
  
3. **4/20/22 / TRESPASS** / On Wednesday, April 20<sup>th</sup>, 2022 at 0259 hours, Hokua RS observed an unknown female loitering on the perimeter of the property. The female was observed via camera lighting and starting a fire on the ground near the HECO vault. All available staff was dispatched to the area and 911 called for HPD assistance. Upon arrival near the HECO vault, the RS observed the female adding debris to the fire trying to increase its size. The RS was able to quickly stomp and kick the pile of debris causing the fire to go out. The female was monitored until HPD arrived. At that time HPD trespassed the female from Hokua property. The debris was cleared and an incident report was made for Hokua record.
  
4. **5/18/22 / TRESPASS** / On Wednesday, May 18<sup>th</sup>, 2022 at 0218 hours, Hokua RS observed an unknown male enter guest parking and proceed towards the vending machines. RS was dispatched to the scene. The male was monitored and observed as buying a drink and then walking towards the main bike rack. Upon arrival, the RS told the male that this was private property and instructed him to leave. The male stated that he had left his bicycle here 2 months ago and was returning to claim it. The RS observed the male placing a tool-like object back into his pocket and then again instructed the male to leave immediately. The male turned and walked towards the main lobby side entrance, pulling on the door and walking into the management hallway. At this point, the RS instructed the male to stop and escorted him back out into the guest parking where they had him sit down. HPD was called for assistance arriving shortly thereafter. Upon arrival, HPD issued a trespass from Hokua property for one year. An incident report with photos was made for the Hokua record.

5. **5/22/22 / MISC PUB /** On Sunday, May 22<sup>nd</sup>, 2022 at 0010 hours, Hokua RS observed a vehicle back into another vehicle causing damage to its front bumper. The suspect vehicle proceeded to pull out of the stall and exit the property. At this time the RS went out and made a record of the vehicle, and its damages, and contacted its owner. HPD nonemergency was called and a report was made by the owner of the damaged vehicle. An incident report with photos was made for the Hokua record.

**COMMERCIAL / APARTMENT ISSUES:**

- N/A

**SECURITY & LIFE SAFETY TRAINING:**

***SEMINARS ATTENDED:***

**Hokua Annual Owners Meeting** – May 12<sup>th</sup> – 6 PM

Attendees:

Hokua Assistant Manager – *Ryan Benavente*

**INSPECTIONS:**

- **Checkpoint Fire Protection** – Monthly Fire Pump Testing (April 12, 2022) (May 10, 2022)
  - Conditions Normal/Pump Operating Normal.
- **Alert Alarm** (April 19, 2022) (May 17, 2022) - Monthly Maintenance of all CCTV CAMERAS & ACCESS POINTS, CARD READERS, and MONITORS.
  - **Service Calls** – NA
  - **Kone Elevators:** Weekly check for faults, alarms, and complaints – (April 7, 14, 21, 28) (May 5, 12, 19, 26)
    - **Kone Service Calls** – NA

**ALARM ACTIVATIONS:** - NA

**ALERTS:** - NA

**TRAINING:**

On Thursday, April 28<sup>th</sup> Hokua performed a Full Evacuation Fire Drill with the help of the Honolulu Fire Department, the HFD Community Relations team, and several Hokua service providers. The drill began at 9:30 am with all audible and visual alarms on the property being set off. Hokua staff members posted while instructing residents and commercial employees where to go in an orderly fashion. The drill was ended by the fire captain at approx. 9:48 am.

Overall Hokua received an excellent rating from HFD for having an evacuation plan in place, resident and staff participation, functioning safety devices, and clear pathways, along with several other items.

Hokua RS with continued training on Code Red shift drills regarding fire panel response and dispatching.

Hokua staff also reviewed hurricane procedures, preparedness, and supplies.

**NEIGHBORHOOD SECURITY COMMITTEE: - NA**

**OCCUPANCY**

- **On-Site Owner-Occupied Units: 99**                      **Percentage of On-Site Owners: 40%**
- **Off-Site Owner Units: 101**                                      **Percentage of Off-Site Owner Units: 41%**
- **Rented Units: 44**    **Percentage of Rented Units: 18%**
- **Units For Sale: 4 (Report attached)**
  
- **Total Units: 248**

**Current Pet Occupancy**

Total: 24

- Dogs: 20
- Cats: 4

**Guest Suite Usage Report**

<b>Billing Period</b>	<b>Total Amount Billed</b>
<b>2013</b>	<b>\$151,950.00</b>
<b>2014</b>	<b>\$176,350.00</b>
<b>2015</b>	<b>\$163,050.00</b>
<b>2016</b>	<b>\$172,250.00</b>
<b>2017</b>	<b>\$181,611.66</b>
<b>2018</b>	<b>\$163,628.78</b>
<b>2019</b>	<b>\$190,584.19</b>
<b>2020</b>	<b>\$56,130.32</b>
<b>2021</b>	<b>\$63,372.85</b>

<b>2022 - Billing Period</b>	<b>Total Amount Billed</b>
<b>January</b>	<b>\$15,562.94</b>
<b>Feburary</b>	<b>\$11,766.71</b>
<b>March</b>	<b>\$20,230.51</b>
<b>April</b>	<b>\$13,211.77</b>
<b>May</b>	<b>\$15,069.67</b>
<b>Total</b>	<b>\$75,841.60</b>

**MAINTENANCE REPORT**

1. Maintenance Project List
2. Maintenance Newsletter

**FOR YOUR INFORMATION**

1. Electricity Report (see attached)
2. Neighborhood Board Meeting – April & May Agendas (see attached)

Respectfully Submitted,

Duane A. Komine, ARM®,  
Hokua General Manager