

# One Kalakaua Senior Living Association Weekly News



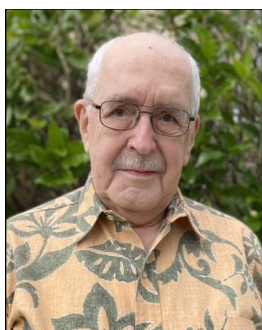
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March 24, 2024

## ANNUAL MEETING—MARCH 20, 2024

The Annual Meeting of Owners were held on March 20, 2024.

**Congratulations to our new Board of Directors:**



**PAUL SCHWIND**  
President  
re-elected, term expiring 2026



**JAMES WILLIAMS**  
Vice President  
re-elected, term expiring 2026



**HENRY MIYAMOTO**  
Treasurer Secretary  
re-elected, term expiring 2026



**JUNE IBARA**  
Secretary  
carryover term—expiring 2025



**CAROL SHIMOKAWA**  
Director  
re-elected, term expiring 2025

## ANNUAL MEETING—MARCH 20, 2024 CONTINUED

At the meeting the following motions were passed:

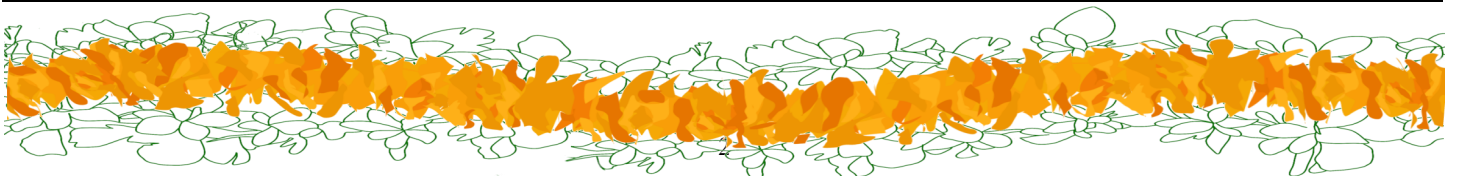
- Resolution on Assessments: RESOLVED, that any excess of membership income over membership expenses for the year ending 2023 tax year shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.
- Approval of Property Management Contract Addendum C for 2023.
- Approval of Property Management Contract with Hawaiiiana Management Company, Ltd. for FY 2024.
- Approval of Property Management Contract with Hawaiiiana Management Company, Ltd. for FY 2025.
- Approval to amend Rule #13 of the AOA One Kalakaua Senior Living Meeting Standing Rules as follows: In the event that both the president and vice president are absent, unable, or unwilling to chair the Association meeting, the directors present shall appoint a chair pro-tem for that meeting, subject to the approval of a majority of the owners present.
- The following candidates were elected: Paul Schwind, Jim Williams, Henry Miyamoto and Carol Shimokawa.

### **DENISE MADDELA RETURNING TO FULL-TIME ROLE**



It is our pleasure to announce that Denise Maddela will be rejoining One Kalakaua in a full-time capacity in a newly created role, RN Quality Manager. She will be reporting to Leina Ijadic, Executive Director.

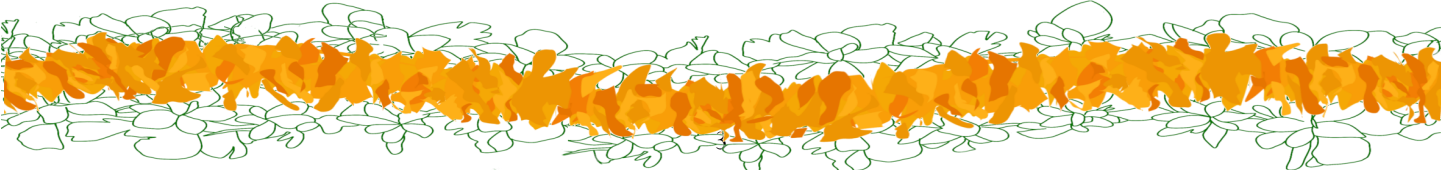
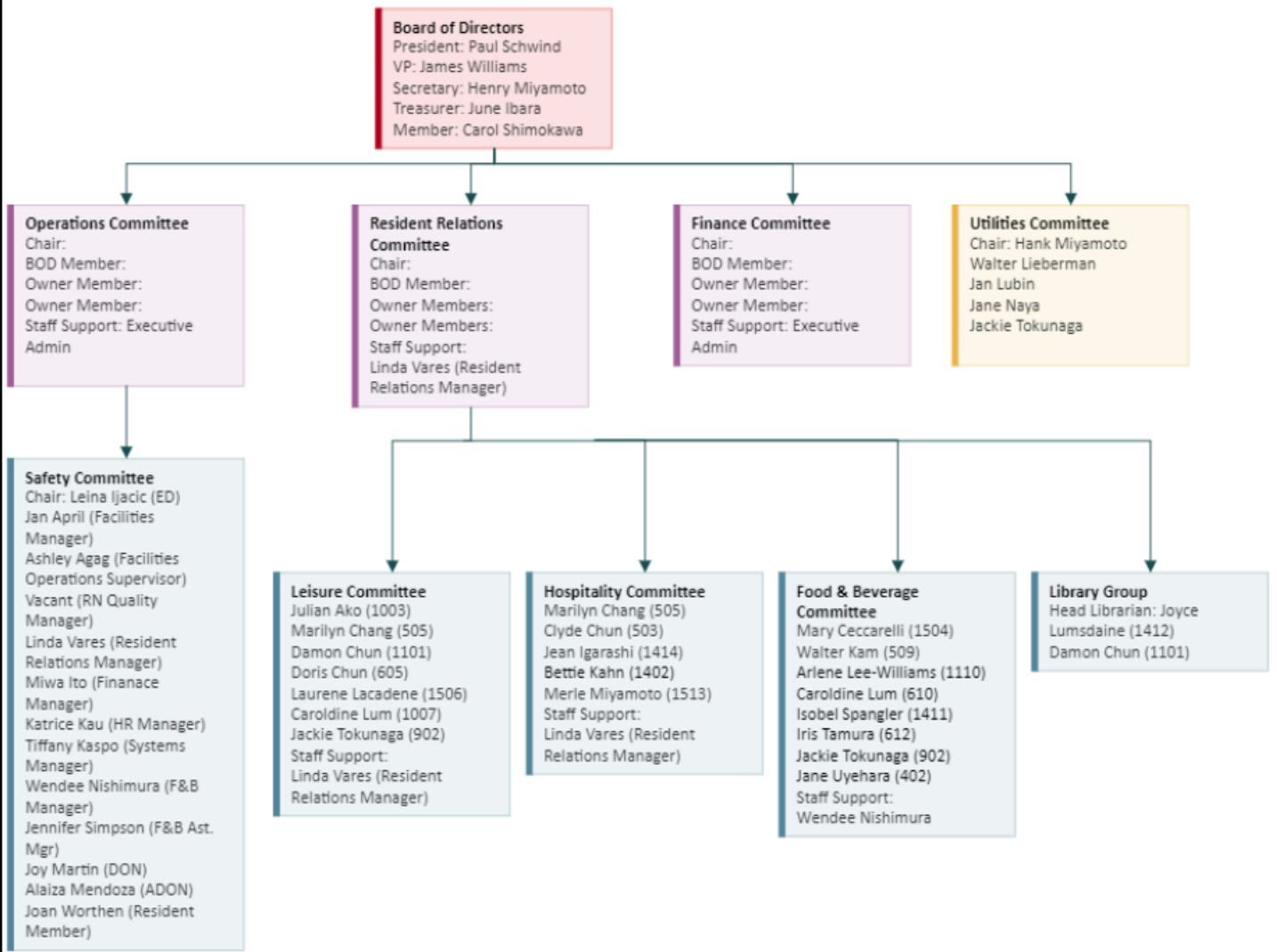
As RN Quality Manager, Denise will be responsible for our healthcare regulatory compliance with the Department of Health to ensure we meet all Assisted Living Facility regulations. She will oversee clinical staff training, clinical scheduling and medical billing. She will return on April 1, 2024. Please join me in welcoming back Denise.



# NEW COMMITTEE STRUCTURE

At the February 22 Board of Directors Meeting, the Board approved the below committee structure to provide governance for One Kalakaua. Three committees will sit directly under the Board. 1) Finance Committee—to provide financial guidance and oversight, 2) Resident Relations Committee—to build a rich environment and schedule of programs for our residents, and 3) Operations Committee—to oversee general administration and operations of programs and facilities.

Each committee will welcome two (2) owners or residents to join the committees at the next Board Meeting. The Board is eager to find well intended members. If you are interested in being appointed to one of these Committees, please provide your name, expertise/qualification, and reason for interest to Leina at [Lijacic@onekalakaua.net](mailto:Lijacic@onekalakaua.net) no later than April 25. Your interests will be passed along to the Board for consideration.

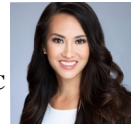


## Knowing Who to Turn To

One Kalakaua is beautifully unique in that we are set up as a condo allowing our building to be owned by our unit owners rather than outside investors. With this setup, we have three major parties in charge of overseeing and running our operations. The Board of Directors (see page 1) provides governance, oversight and delegates authority to the Executive Director. The Executive Director manages the day to day operations, oversees the finances, ensures compliance with the Department of Health's Assisted Living Facility regulations, and manages the employed staff (see page 5 for the organization chart). Hawaiiiana Management is our management agent. They assist with record keeping of owners' documents, running the annual meeting, and producing minutes of the Board.

To contact the Executive Director, please email [lijacic@onekalakaua.net](mailto:lijacic@onekalakaua.net) or call 808.983.4541. For staff please refer to the attached Employee Contact List. For renters, please contact your owner or the real estate management company your are renting from. For owners, Hawaiiiana Management can best be reach through our managing agent Jaycelin Oliva by email at [jaycelino@hmcmtg.com](mailto:jaycelino@hmcmtg.com) or call 808.792.0504. Lastly, if you have questions that you are unsure where to turn to, please simply email Leina and we can route appropriately.

Mahalo,  
Leina Ijacic



## Elevator Maintenance

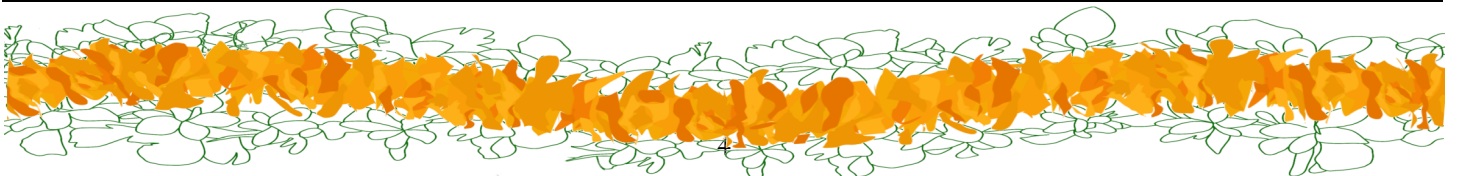
**Wednesday, 3/27/2024 from 7:30 am to 11:30 am**

One elevator will be shut down from 7:30 am to 11:30 am. Please expect delays and plan accordingly for scheduled appointments and activities. Thank you for your understanding!



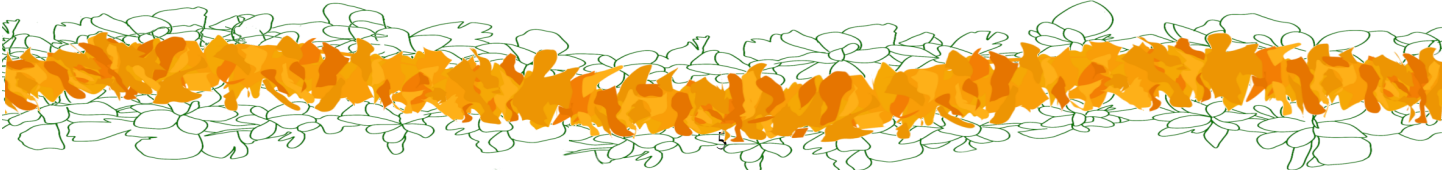
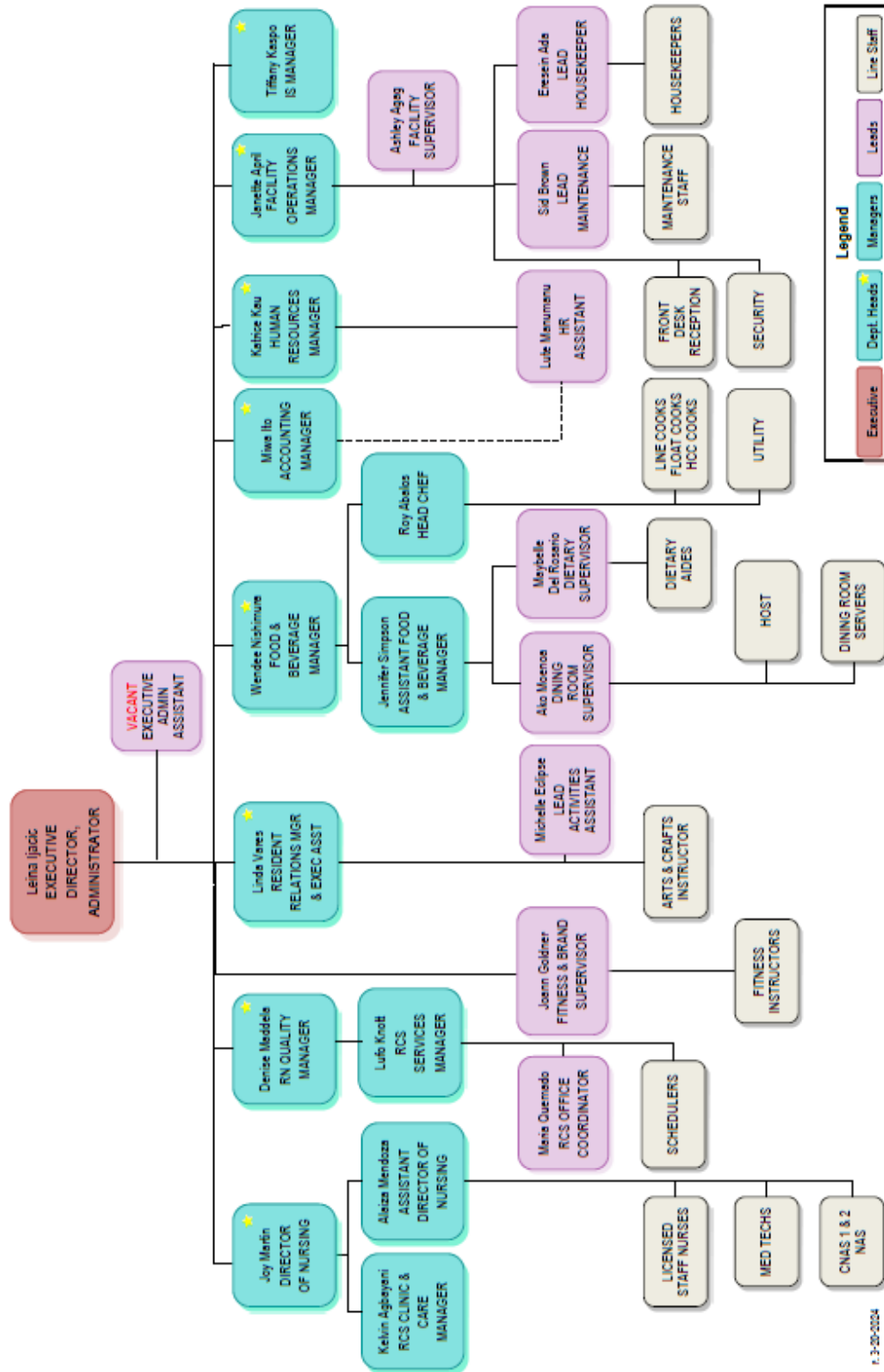
## GAME ROOM CHANGES

To create more Mahjong playing space in the game room, we've removed our large puzzle table and added another square table. The goal is to best suit the current needs of our residents. Please feel free to come down, play games and enjoy each others company.



# ORGANIZATIONAL STRUCTURE

## One Kalakaua Organization Chart



## UPDATE FROM THE UTILITIES CONSERVATION COMMITTEE

The Utilities Conservation Committee (UCC) met on March 13, 2024, in the Game Room at One Kalakaua (1K) to update the Project List established in 2023. The following is an update to the information from the Talk Story article in February 2024. As mentioned in that article of the 10 **priorities set, Project 3: HOKA LED Lighting, and Project 6: Pool Spa Transformer** were completed.

**Project 1: Submetering Cost Benefit Study:** 1K has received a bid from Davis Engineering to conduct the Cost Benefit Study. This is pending approval, but the Committee is hopeful that the study will be completed by June 1, 2024

**Project 2: Replace Thermostats in Common Areas:** Estimated completion date: September 2024.

**Project 4: Beauty Shop Lighting:** The entire Beauty Shop will be renovated with cost-effective lighting as one of the priorities. 1K will be doing the renovation of the beauty shop as an in-house project.

**Project 5: Dining Room Exterior Door Weather Strip:** Completed on February 23, 2024.

**Project 7: Freezer Door Replacement:** 1K has reserved the freezer trucks and the installation is scheduled for April 2, 2024.

**Project 8: Kitchen Rangehood Replacement:** 1K has received two bids, so one more bid is necessary to conform to present policy. Estimated completion date: December 2024.

**Project 9: BWS Water Audit:** Correction: There was a Board of Water Supply Zoom huddle meeting with Steve Norstrom on November 1, 2023. The project has been delayed.

**Project 10: HECO Energy Conservation Presentation:** Great turnout. Completed on March 6, 2024

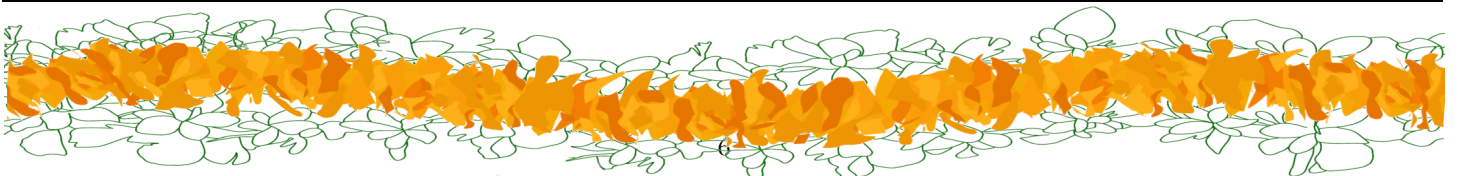
Two new projects have been added:

**Project 11: CO2 Flushing of A/C in Apartment Units:** 1K is identifying contractors and has received bids from two: Cool Guys Mechanical and Island Control. 1K needs one more bid to conform with current policy. The one-time cost would be \$200/unit and would be paid by the owner, not 1K.

**Project 12: Dryer Duct Cleaning:** This project is currently under development. It would be cleaning the main dryer duct line that leads to the dryer ducts in each unit. Estimated completion date: December 2024.

## ANNUAL MEETING PACKETS

The Annual Meeting Packets for owners were available at the Annual Meeting held on March 20th in the MPR. If you did not pick-up your packet at the Annual Meeting you may pick it up at the Front Desk now through March 29, 2024. Packets still remaining after March 29th will then be mailed to owners on March 30, 2024. The packets contain important annual information to owners including the recent CPA-audited financials and Insurance Summary.



## RESIDENT SUGGESTION

**Suggestion:** Have more recent movies during the weekly movie night. This can be done at low cost. For example, you can stream Oppenheimer for \$5.99 at—Apple TV, YouTube, Vudu, Peacock Premium, Google Play Movies, Microsoft Store or you can buy the DVD for \$13 at ebay.

**Team Response:** Thank you for movie recommendation and ways to rent/purchase the movie. We do use streaming such as YouTube, and Netflix, as well as do rentals from the public library. If you have specific movies and dates you would like to request, please feel free to contact Linda Vares at (808)983-4429 and we can do our best to accommodate. The game room is also available to all residents to pop in a DVD of your choice when free.

## NATIONAL NUTRITION MONTH NUTRITION NEWS WITH DARCY HO



“Beyond the Table”

Wednesday, March 27 at 3:30 PM  
in the MPR



## VEEK FOOD TRUCK

Take-Out

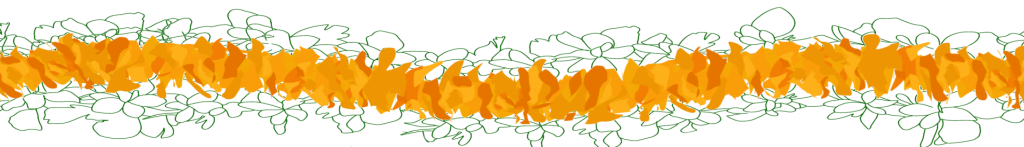
Wednesday, April 3 at 10:30 AM—12:30 PM  
(Front Parking Entry)

*\* Limited seating will be available in the MPR.*

Veek is a plant based burger food truck that was established in March 2022 by Takashi Kobayashi. He was inspired by wanting to incorporate healthy elements into his meals and also wanting to share his healthy meal ideas that would help everyone maintain their health.

“Rather than promoting veganism, he believes that combining it with your regular meals will help you maintain a balanced diet.”

***\*CASH & CARD ACCEPTED. NO NEED TO PREORDER. YOU CAN PICK-UP A MENU AT THE FRONT DESK.***



## RESIDENT ACTIVITIES



Residents enjoying their sandwiches and tea at the Easter Tea Party Pau Hana.



Merle sharing her talents at our Birthday Celebration by playing the Shamisen.

### MARCH BIRTHDAY CELEBRATION

TUESDAY, MARCH 26  
AT 1:00 PM -MPR

All residents are welcome to join in and enjoy a piece of cake.



- Howard Harada
- Laurene Lacaden
- Phyllis Sitt
- Jane Uemura
- Sue Wang

# THIS WEEK'S FITNESS CLASSES & ACTIVITIES

## SUNDAY, MARCH 24

**Arts & Crafts with Faye Inter. Class:**  
1:00 PM (CANCELLED)

## MONDAY, MARCH 25

**Beginning Tai Chi:** 8:15 AM (MPR)  
**Open Gardening:** 8:30 AM  
**Weekly Announcements:** 9:15 AM (MPR)  
**Water Exercise:** 9:30 AM (Pool)  
**Strong Posture Level 1:**  
10:30 AM (MPR)  
**Fitness Center:** 11:30 AM (Fitness Room)  
**Bingo:** 1:00 PM (MPR)  
**Weekly Movie: "The Greatest Story Ever Told"** 5:00 PM (Game Room) See Bulletin Board for synopsis. Popcorn to be served for attendees.



## TUESDAY, MARCH 26

**Blood Pressure Clinic (walk ins accepted):** 8:00 AM (B2 Lobby)  
**Dance:** 8:30 AM (MPR)  
**Strong Posture L2:** 9:15 AM (MPR)  
**Strong Beginnings:** 10:30 AM (MPR & Ch. 901)  
**Fitness Center:** 11:30 AM (Fitness Room)  
**March Birthday Celebration:**  
1:00 PM (MPR)  
**Yoga:** 2:30 PM (MPR)  
**Qi Gong:** 3:30 PM (MPR)  
**Thomas Chock Ukulele:**  
6:00 PM (MPR)



## WEDNESDAY, MARCH 27

**Tai Chi:** 7:30 AM (MPR)  
**Beginning Tai Chi:** 8:15 AM (MPR)  
**Open Gardening:** 8:30 AM  
**Physician's Clinic Dr. Yazawa (by appt.):**  
9:00 AM (B2 Clinic)  
**Taiko Ball Fitness:** 9:45 AM (MPR)  
**Strong Posture Level 1:**  
10:30 AM (MPR)

**Bible Study:** 11:00 AM (Crafts Room)  
**Arts & Crafts with Faye**  
**Beginning Class:** 1:00 PM & 2:00PM (CANCELLED)

**Blood Pressure Clinic (walk ins accepted):** 3:00 PM (B2 Lobby)



**Nutrition News with Darcy Ho:**  
"Beyond the Table—National Nutrition Month": 3:30 PM (MPR)

## THURSDAY, MARCH 28

**Blood Pressure Clinic (walk ins accepted):** 8:00 AM (B2 Lobby)  
**Dance:** 8:30 AM (MPR)  
**Strong Posture L2:** 9:15 AM (MPR)  
**Manoa Marketplace Farmer's Market Shopping Excursion:** 10:00 AM (Meet in lobby at 9:20 AM)  
**Strong Beginnings:** 10:30 AM (MPR & Via Ch. 901)  
**Fitness Center:** 11:30 AM (Fitness Room)  
**Yoga:** 2:30 PM (MPR)  
**Qi Gong:** 3:30 PM (MPR)



## FRIDAY, MARCH 29

**GOOD FRIDAY HOLIDAY**  
**(ONE K OFFICES CLOSED)**

**Taiko Ball Fitness:** 8:45 AM (MPR)  
**Water Exercise:** 9:30 AM (Pool)  
**Strong Posture Level 1:**  
10:30 AM (MPR)  
**Fitness Center:** 11:30 AM (Fitness Room)

## SATURDAY, MARCH 30

**Tai Chi:** 7:30 AM (MPR)  
**Beginning Tai Chi:** 8:15 AM (MPR)