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THE BOARD'S BULLETIN BOARD

April 27, 2011

Prepared by the Community Relations Committee to keep you informed of current developments

- The Board approved the costs for tree trimming, trash chute cleaning and the purchase of a new hydraulic lift (to replace a very well used old one).
- Two examples of suction cup hook assemblies were presented to the decorating committee. These will be evaluated for seasonal decorations on unit doors.
- Some owners have asked who is responsible for the cleaning of bathroom vents. Vents are not part of the common area and are therefore the owners' responsibility. To eliminate confusion, the Board adopted a policy confirming that the cleaning of vents is the responsibility of owners. Inexpensive replacement grills can apparently be obtained at COSCO (not COSTCO) and HOME DEPOT. The front desk will assist with names of contractors who can provide cleaning or replacement service.
- The Board voted to change the regular meeting date for Board of Director meetings to the 4th Wednesday of every month (instead of the last Wednesday of every month). Meeting time remains at 6:00 pm.

UPDATES

- **Hallway Project.** The Hallway Project is continuing. Floors PH - 10 have been completed, and floors 9 through 6 are currently being worked on.
- **Hallway Project Assessment Payment.** Please remember that your Hallway Project Assessment Payment was due in full on February 1, 2011, in addition to your regular maintenance fee payment. If you have not yet paid your Hallway Project Assessment Payment, please make the payment as soon as possible.
- **Plumbing Project Update.** The loan packages for the potential upcoming plumbing project was

submitted to 3 banks and the Board is awaiting bank proposals.

- **Lanai Floor Membrane Pilot Project Update.** The pilot project for the Lanai Floor membrane project is nearing completion. The Board voted to approve an additional cost of \$8,000 for a change order to remove windows and to demolish privacy walls and construct a temporary wall in order to get the best waterproofing seal on the membrane. The contractors and Board have learned a great deal during the pilot project. The Board will interview other contractors to find the best one for the complete project with the advice of the consultant. The whole floor must be done as the protective membrane must be contiguous. When completed the project will protect the residents on the Lanai and 31st floors from water coming in from the Lanai level.
- **Pigeons** Metal wire fencing to block pigeons from nesting under air conditioners is available from maintenance.

ACTION ITEMS

- Management will soon distribute the new key fobs for pool entry. Discussion was held on security and safety issues relating to the pool.
- The Board will review a proposed Bulky Item Move In / Move Out policy.
- The Board will compile a listing of High Risk Components in the building, in order to finalize a component resolution for Board approval. It is important to note that the policy will allow entry into units if one of these components, for spalling repair, for example, is deemed a hazard to other units and/or residents.

CALENDAR

- The next meeting of the Board of Directors is scheduled for 6 p.m., Wednesday, May 25, 2011. It will be preceded by an Owners' Forum at 5:30.

OWNERS' FORUM Q & A

An Owner's Forum was held immediately preceding the Monthly Meeting. The following are some of the issues and topics that were discussed:

Q: How is the plumbing study coming? When will the results be posted? When will owners be notified?

A: The study is in progress. Ten to twelve holes will be placed in various walls to test the pipes. The results will be used for the specifications for the pilot project and will be discussed at the next Owner's Forum on Plumbing.

Q: In the old days, when you had a plumbing problem, you called a plumber. Why do we call "consultants" now?

A: The consultants are the experts hired by the Board to determine the extent of the plumbing problem and provide options for the best way to address the issues that are discovered. To hire our plumbing consultants, the Board solicited bids, interviewed the best candidates, then made a selection based on the criteria determined by the Board to best meet the needs of the Association. The use of experts in each field provides the Board with technical advice so that the Board can meet its fiduciary responsibility for due diligence and it protects the Association.

Q: Where is the 2011 Budget?

A: A copy is mailed to each owner annually. It is also posted on the 1350 Ala Moana website.

Q: What happened to the \$600K budget line item and set asides for the various stacks included in the 2009 budget? The stacks were supposed to last until 2023.

A: All funds are accounted for. Each year the budget includes the reserve study and is updated and revised to reflect current needs and projections.

Q: Who pays for the privacy walls during the Lanai floor membrane project?

A: The Association pays for the privacy wall repair.

Q: Regarding the plumbing project, has it been decided to take down the walls between the two bathrooms?

A: No final decisions have been made. The assumption is that a hole will be cut in only one bathroom behind the toilet. Final decisions will be made after the investigation and pilot project phases have been completed.

Q: Will owners have to put their own money into the renovations to return bathrooms and kitchens to their original condition?

A: At this point we plan for the walls to be rebuilt in their original construction state, but we assume owners will need to pay all or some of the cost to restore the bathrooms and/or kitchens back to their pre-construction condition. We hope to minimize the impact on unit owners, but we will know better what we can do after the pilot project phase.

Q: The Waipuna building in Waikiki was built about the same time as 1350, and a plumber said these major repairs are not necessary, that each problem can be corrected as it arises. Why don't we follow that strategy?

A: This is a different building and has different conditions.

We will schedule Owners' Forum meetings regarding the major projects as soon as we learn more from our consultants.

Submitted by the Community Relations Committee