



## THE BOARD'S BULLETIN BOARD

March 22, 2011

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

### ANNUAL MEETING NOTES

- The 2011 Annual Meeting of the Association of Apartment Owners of 1350 Ala Moana was held Monday, March 7, 2011. 44% of owners were represented, either in person or by proxy. Thank you to all of the owners that attended in person!
- Leis and special recognition were given at the annual meeting to Susan Rainville and KY Lum for their many years of dedicated service to the Association.
- Congratulations to the following persons who were elected to the Board of Directors:
  - Clifford Mirikitani, Unit 1212 (3 year term)
  - Anne Stevens, Unit 1004 (3 year term)
  - Gary Kerwood, Unit 3107 (3 year term)
  - Jose Labuguen, Unit 408 (1 year term)
  - Dick Brawley, Unit 803 (1 year term)

Continuing on the Board are the following Directors:

- Yvette Rogers, Unit 2601 (term expires 2013)
- Herbert Tanaka, Unit 2708 (term expires 2013)
- Charlie Knight, Unit 1208 (term expires 2012)
- Greg Northrup, Unit 1610 (term expires 2013)
- The following persons were elected to be the officers of the Board of Directors:
  - Yvette Rogers, President
  - Dick Brawley, Vice President
  - Charlie Knight, Treasurer
  - Herbert Tanaka, Secretary

### OWNER'S FORUM NOTES

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

- **Hallway Project.** The Hallway Project is continuing, and is on schedule. Floors PH – 14 have been completed, and floors 13 through 10 are currently being worked on. We are over half way done!
- **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. Late fees will be applied starting in March. Delinquent assessments affect our efforts to obtain a loan for the plumbing and membrane projects.
- **Other Topics.** A number of other questions and suggestions were raised at the Owner's Forum and were answered as follows:
  - The board will investigate installing a photovoltaic system in the pool area to provide shade and generate power.
  - Contractors may park in the front entrance to the building all day if there is space when they arrive. We need contractors to be willing to come here to do work for our residents and for the association.
  - Artwork at the end of hallways was selected for continuity in the theme of "ala moana," path to the sea. It is permanently installed and belongs to the association.
  - Carts may not be used by contractors. They must provide their own.

- Shopping carts have been washed. Thank you for the suggestion
- Dryer vent installation as part of the plumbing project is already being investigated.
- Power washing the building will be looked into.

2011. The Board elected to change its Board meeting times to 6 p.m.

Submitted by the Community Relations Committee

## **PLUMBING AND MEMBRANE PROJECTS LOAN APPROVAL.**

- Thank you to everyone that returned ballots for the plumbing and membrane projects loan approval. The loan was approved in record time. The Board of Directors is now talking with several lenders seeking a loan package that will give the Association the funds need to complete the plumbing project and the Lanai Floor membrane project.

## **PIGEONS**

The Board continues to seek a solution to our pigeon problem. Unfortunately, the "Boraxo" solution worked for a while, but ultimately the birds returned. Our most recent bird device also didn't pass the test, but is currently being re-designed.

## **ACTION ITEMS**

In the last month, the Board entered into a contract with its plumbing project consultant and the Physical Plant Committee continued its investigation and analysis of issues related to the plumbing project; the pilot project for the lanai membrane project was started, the Decorating Subcommittee continues to monitor progress and resolve issues concerning the Hallway Project; the Community Relations Committee continues to work on the Owners' Forum responses, brainstorming on improved communications, looked at options for an owners' email management program.

## **CALENDAR**

- The next general Owners' Forum will be held on Monday, March 28, at 7:00 pm in the 3<sup>rd</sup> Floor Party Room. We will have a presentation on the plumbing project.
- The next meeting of the Board of Directors is scheduled for 6 p.m., Wednesday, March 30,