



## THE BOARD'S BULLETIN BOARD

*April 4, 2011*

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

### BOARD OF DIRECTORS' MEETING

- The Board of Directors held their monthly meeting on March 30, 2011. The new meeting time is 6:00 pm, with an owners' forum preceding the meeting at 5:30 – 6:00 pm.
- A "Quick Move-in/Move-out" policy was voted on for residents who are bringing in or receiving a furniture or appliance delivery. The new policy requires the delivery person to sign in and leave an ID at the front desk and receive a pass from the OAs. Residents whose delivery causes damage to doors, walls, carpets and common areas will be held responsible. This change is in response to recent damage to our newly renovated common areas caused by quick moves. Let's all try to take care of our new hallways! The Board welcomes your suggestions!
- Several repairs were completed to the common areas including resealing of the walkway fronting the building and repair of pool lights. The emergency generator maintenance, trash chute cleaning and tree trimming are in the works.
- Process server policy. The Board passed a policy, based on a recently passed state law, to require process servers to be escorted to units and allowed a reasonable time to knock on doors. If the resident is not at home, the process server will have to leave the property.
- Front door policy. The Board passed a door decorating policy that will allow the placement of personal/seasonal décor or ornaments only on unit entry doors only with prior Board approval. The decorating committee will investigate the possible alternatives for door decoration. A

letter will be sent to owners soon. Owner comments are welcome.

- The Board approved the designation of all lanai windows, doors and associated frames as high risk components as defined by HRS 514B. A letter to owners will be sent out soon. Owner comments are welcome.
- Spending authority. In an effort to provide timely payment of budgeted items and emergency purchases, the Board voted to give the Resident Manager a \$2,000 spending authorization. The Board also voted to allow any two officers to sign for an expenditure of up to \$5,000 for budgeted or emergency goods and services. Should the authority be used, the item will be reported at the subsequent board meeting.
- **31<sup>st</sup> Floor Ceiling Damage.** The Board voted a payment to owners with damaged ceilings caused by water leakage from the Lanai level floor.

### OWNER'S FORUM

An Owners' Forum was held immediately prior to the Monthly Meeting. The following are some of the issues and topics that were discussed:

- **Plumbing Project Update.** An Owners' Forum regarding the plumbing project was held on March 28, 2011 and a detailed summary has been made available on the website and in hardcopy form in the mailroom. The Board will advise owners as soon as possible about new information about timing, work required,

owners' costs for restoration work within their units, and anything else important. Now that the loan has been approved, no new assessments are planned at this time. Please note posted dates and times for further update meetings.

- **Key Copies** An owner reported that Aloha Keys makes copies of our front door keys for about \$3.00.

## **PIGEONS**

The Board continues to seek a solution to our pigeon problem. On April 4, 2011, from 6:00-7:00pm the Humane Society held a forum on pigeon control at the Waikiki Community Center.

## **ACTION ITEMS**

The Finance Committee has received four loan interest letters from lenders regarding the loan for the 1350 Ala Moana plumbing and membrane projects. The loan packages will be evaluated and submitted in a timely manner.

Several board members will attend the Hawaiiana seminar "Preside with Confidence" on May 14<sup>th</sup> and a "Disaster Preparedness" seminar on May 12<sup>th</sup>.

## **CALENDAR**

- The next general Owners' Forum will be held on Wednesday, April 27, at 5:30 pm in the 3<sup>rd</sup> Floor Party Room.
- The next meeting of the Board of Directors is scheduled for 6 p.m., Wednesday, April 27, 2011.

Submitted by the Community Relations Committee