



THE BOARD'S BULLETIN BOARD

May 25, 2011

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

BOARD MEETING

- The Board approved the following; a budget for the Community Relations Committee for the 4th of July party, the use of suction cup hook assemblies to be available at the front desk for sign out for hanging seasonal decorations on unit doors, the re-hiring of our auditor for the same fee as last year, the purchase of a new hydraulic lift for use in repairs and maintenance, and a contract for maintenance of our Fire Alarm system.
- The Board approved the acquisition of a software enhancement to the 1350 Ala Moana website that will facilitate communicating by email with owners and residents, in addition to offering a significant number of other features. Keep a look out for future announcements as this project moves forward over the next several months.
- The Board approved a Bulky Item Move-In/Move-Out Policy as an amendment to our House Rules. The Bulky Item Policy is intended to help prevent damage to our elevators and to our newly renovated hallways and carpets. In general terms, the Policy makes movers and owners responsible for any damage caused by the movement of Bulky Items and requires that a "Quick Move Permit" be obtained from the Front Desk prior to moving the Bulky Item. The Manager or an Operations Assistant will inspect the path before and after the move to confirm if there has been any damage requiring repair. The Policy includes other details and requirements. See the full text on the 1350 Website: www.1350AlaMoana.com.

- The Board is about to start a project for inspection and repair of concrete spalling problems, primarily around lanai railings. If you see any hairline cracks in the cement, be sure to report them to the Front Desk immediately.
- The Board approved a plan to seek solutions for our pool gates to help prevent unauthorized or after hours entry.

UPDATES

- **Hallway Project.** The Hallway Project is continuing. Floors PH - 10 have been completed, and floors 9 through 1 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.
- **Lanai Membrane Project.** The L4 Membrane Replacement Pilot Project is nearing completion. Windows should be installed soon. The Pilot Project has been very instructive in helping us prepare for the full lanai membrane replacement project. Bids from contractors for the full project are due by June 8.
- **Plumbing Project.** The Plumbing Project is moving ahead. After receiving quotes from 4 contractors, our Project Manager (ABB) has selected Dorvin D. Leis to do the Forensic Investigation, which is expected to begin May 31st. The Forensic Investigation phase will involve looking at our existing pipes through existing or new access panels to help determine the scope and locations of the Pilot Project. The

Pilot Project is expected to begin as soon as possible. A Plumbing Project Owners' Forum will be held as soon as additional information is obtained.

- **Plumbing and Membrane Projects Loan.** Proposals from 3 lenders have been received for the Plumbing and Membrane Projects and the Board is considering both 10 year and 15 year amortization options. The Board approved borrowing from First Hawaiian Bank which offered our AOA the best terms.
- **Pigeons.** The Board looked at proposals from several vendors that would install nets and/or other devices for bird management purposes.
- **Pool Fobs.** The distribution of new fobs for the pool gates is going well. If you haven't gotten yours yet, please do so right away.

ACTION ITEMS

Some of the other matters being discussed and considered by the Board include some suggestions by owners:

- A Digital Display Board for announcements, calendar, information for the lobby.
- Providing encrypted internet wireless hot spots for owners'/residents' use.
- Charging for surfboard rack use.

Other items being reviewed are:

- Adopting a policy requiring sleeves to be used for installation of window air conditioners to reduce risk of leaks both into those units and those below.
- Obtaining proposals for washing of the exterior walls of 1350.
- Possibilities for the renovation of 3rd Floor Lanai Statue.
- Amending the House Rules to add a High Risk Component Policy, giving the Board certain emergency and other rights to require inspection, repair and/or replacement of certain high risk components, including such things as washing machine, faucet and ice machine water hoses, toilet wax seals, air conditioner drip line drain, and other components that have a high risk to cause damage if they fail.

CALENDAR

- The next general Owners' Forum will be held on Wednesday, 5:30 pm in the 3rd Floor Party Room prior to the board meeting.

- The next meeting of the Board of Directors is scheduled for 6 p.m., Wednesday, June 22nd, 2011.

OWNER'S FORUM

An Owner's Forum was held immediately preceding the Monthly Meeting. Although unintentionally held in two places at the same time, the lanai outside the party room and the party room, both versions talked primarily about the Plumbing Project. See the plumbing project update above for further information.

Submitted by the Community Relations Committee