



THE BOARD'S BULLETIN BOARD
November 30, 2011

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

BOARD MEETING

- The Board voted to approve the 2012 Budget with a maintenance fee increase of 11% primarily to pay for the upcoming Plumbing and Lanai Membrane Projects. In addition it was amended to include a minimum of a \$500,000 reserve balance at the end of each year. Because of efforts made to more carefully forecast interest and other costs, slightly lower maintenance fee increases were able to be projected for 2013 and after.
- The Board voted to authorize \$2400 for semi-annual cleaning of hallway carpets. This cleaning is expected to extend the life of the carpets.
- The Board voted to authorize \$6500 for the purchase of a new saltwater system needed for the pool.
- The Board voted to approve a policy concerning installation by individual owners of electrical vehicle charging stations, to comply with a recently adopted State law.
- The Board voted to award the Plumbing Pilot Project for the plumbing system to Sagewater, Inc. at a cost of \$320,000. The contract will be prepared by our attorney and the pilot project is expected to begin in January.
- Board member Gary Kerwood resigned from the Board at this meeting, due to personal reasons. The Board thanks him for his service to 1350.
- The Board is seeking a motivated person to fill the vacant seat. Any interested owners wishing to serve on the Board may leave their resume with the Resident Manager or contact the Board.
- An owner had suggested providing additional shopping carts and the Board voted to approve the acquisition of 4 more. Everyone please remember, especially in the holiday period, to return shopping carts quickly so that we may all use them.
- PLEASE VOTE YES AND YES. Owners are reminded that there are two outstanding Bylaw amendments that have been circulated for owners' approval.
 - The first proposed Amendment amends the Bylaws to allow partial reimbursement for damages that may need to be done to certain kitchens during the Plumbing Project because of the benefit to the entire Association.
 - The second proposed amendment would amend the Bylaws to allow the Association to exchange a parking stall that it owns in the lower parking garage for the parking stall immediately in front of the trash room, for the purpose of settling a dispute with the current owner of the stall in front of the trash room.
 - As of December 9, 2011, the results are as follows:
Kitchen Repair Costs Amendment:
36.3% yes; 3.6% no
Parking Stall Exchange Amendment:
39.5% yes; 2.1 % no

PLEASE VOTE!!

OTHER ITEMS:

- The annual letter has now been mailed to owners by Hawaiiana and includes the 2012 Budget and new maintenance fee coupons.
- Holiday decoration suction cup hangers are available during weekdays at the Front desk. Owners are welcome to sign up for a suction cup at the front desk. Association staff will hang the suction cups on the doors for you, and pick them up after. Please remember that there can be no personal decorations in common areas in order to protect the renovated hallways.
- The Board will be seeking proposals for design services for replacement of the emergency generator; for design services related to the Penthouse windows and spalling repair replacement; and for contractors to do bathroom and kitchen vent cleaning.

OWNER'S FORUM

Q: An owner requested that the Association compensate Lanai owners for loss of use of lanais during the Lanai Membrane Project. This was given due consideration during the board meeting and was not approved.

CALENDAR

- The next general Owners' Forum will be held on Wednesday, January 25th, at 5:30 pm in the 3rd Floor Party Room.
- The next Plumbing Project Owners' Forum will be held prior to the commencement of the Plumbing Pilot Project. It will be posted as soon as we have a date.
- The next meeting of the Board of Directors is scheduled for 6 p.m., January 25, 2012. No Board meeting is scheduled for December.

WE WISH YOU THE HAPPIEST OF HOLIDAYS!

Submitted by the Community Relations Committee