



## THE BOARD'S BULLETIN BOARD

*October 26, 2011,*

*Continued October 28, 2011*

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

### BOARD MEETING

- The Board discussed and reviewed the on site tests of two pigeon control devices. The Board voted to approve the purchase of 50 half-net style devices from Bird Solutions for the worst condo ledges. Owners that have pigeon problems can make a request at the front desk to have a half-net style device installed by the Association on your ledges. Next year we have budgeted for more.
- The Board discussed and approved the implantation of an e-mail notification system for owners. This system will provide owners with e-mail updates of important issues around 1350. The Board highly encourages owners to complete the sign-up form and return it to the front office.
- As the Holidays approach, the suction cup hooks for your front door holiday decorations may be checked out from the Resident Manager's office (a limited number may be available from the front desk, as well). Note that to prevent damage to doors and preserve the doors' fire ratings, only approved suction cups hooks may be used to hang holiday decorations. All holiday decorations must be taken down and all suction cup hooks returned back in to the front desk. Speaking of the Holidays, the 1350 Christmas Party is scheduled for December 11, 2011. Please save the date!
- The Board has solicited proposals from local property management companies for the management of our Building. Five responses were received. Three companies, including Hawaiiana, our current manager, have been selected for interviewing in the coming weeks.
- Several owners have complained about shopping carts missing from designated spaces.

Shopping carts are considered by many to be a top amenity of 1350. The Board asks owners to return shopping carts promptly to the first or second floor. Please don't keep carts overnight in condos or at elevator lobbies. One of your neighbors needs a cart!

- The Board discussed and approved the 2012 budget. The budget will provide money for a new generator, pigeon deterrent devices, upgrades to the work out room, the Lanai Floor Membrane Replacement Project, and commencement of the Plumbing Retrofit Project. Some minor cuts to operating expenses were approved as well. To accommodate all of our operating and capital project needs, an 11% maintenance fee increase is planned for 2012. Detailed budget packages will be mailed to owners.

### OWNERS' FORUM

An Owners' Forum was held prior to the Board Meeting. The following are highlights of questions asked and answered at the forum.

**Q:** An owner asked for any news on the Plumbing Retrofit Project.

**A:** Our consultant sent out quote requests about two weeks ago. Bids for the pilot portion of the project were due on Friday, October 28<sup>th</sup>. We are expecting a summary of the quotes in the coming weeks, so a contractor can be chosen. It is expected that those portions of the Plumbing Retrofit Project that will impact owners' units will not start until after the holidays.

**Q:** How many work teams are planned for the project? Is a 12-14 month estimate enough time?

**A:** Each of the contractors with whom the project has been discussed so far provided similar estimates of time to complete the project, however, we won't have a clear estimate until a contractor has been selected. The Board will ask our Consultant to evaluate the bids to ensure that adequate work teams are proposed.

**Q:** What is the update on pigeon control?

**A:** The Board will vote at tonight's meeting on a preferred pigeon deterrent device. Note: Board voted to purchase a half-net style device for 50 of the most problem condos.

**Q:** Where is the new WiFi available?

**A:** It is available on the 3<sup>rd</sup> floor rec area. The password is available at the front desk. For security purposes, the password may be changed periodically. If the password doesn't seem to be working, check with the front desk to see if there's a new password.

**Q:** Did the Board vote for a pool table in the party room?

**A:** No, the pool table was voted down. However the Board is soliciting ideas for uses and activities in the Party Room. Discussion followed about setting out bagels & coffee in the morning to encourage residents to socialize.

**Q:** Will there be an insect problem when the walls in the kitchen and baths are opened to access the plumbing chases during the plumbing project?

**A:** So far no bug problems have been found by our contractors. One owner commented that, when they recently inspected the utility chases as part of a renovation, they did not see any bugs. However one resident found roaches, ants and bugs during a recent kitchen renovation. Discussion followed about various bug problems and solutions. One owner recommended baking soda. Contractor Pest Solutions is available to assist owners with bugs at 1350.

#### **CALENDAR**

- The next general Owners' Forum will be held on Wednesday, November 23rd, 5:30 pm prior to the regularly scheduled Board Meeting.
- The next Lanai Floor Membrane Replacement Project Owners' Forum will be held in the 3<sup>rd</sup> Floor Party Room on Thursday, November 3, 2011, for all owners at 7:30 pm, preceded by a meeting for Lanai Floor owners only at 7:00 pm.

- The November meeting of the Board has been moved because of the Thanksgiving holiday. The next meeting of the Board of Directors is scheduled for 6 p.m., Wednesday, November 30, 2011.

#### **BY-LAW AMENDMENTS**

The owners of the parking stall immediately in front of the Trash Room have complained that because they are required to move their vehicles daily to accommodate trash removal, the Association is violating their ownership rights. The Association disagrees, but following an arbitration hearing, the Board has agreed to exchange the stall in front of the Trash Room with the Resident Manager's stall, which is owned by the Association. The exchange can only be accomplished, however, with a vote amending the Association's Bylaws and Condominium Map. Owners are asked to look for a ballot in the mail in the next couple of weeks requesting approval of the Bylaws and Map Amendment. **THE BOARD URGES OWNERS TO VOTE "YES" RIGHT AWAY AND RETURN YOUR BALLOTS BY MAIL, FAX OR IN PERSON TO THE FRONT DESK AS SOON AS POSSIBLE.**

The Board approved a resolution to ask Owners to approve an amendment to our Bylaws to allow Association funds to be paid to owners whose kitchen cabinets and fixtures are being removed and which will need to be restored as part of the Plumbing Retrofit Project. If approved by Owners, the reimbursement will be payable only to affected apartment owners, subject to a number of conditions, up to a maximum of \$5,000 per affected apartment. Association funds can only be used to for these payments if approved by Owners. The more equitably distribute the burden on a few owners for a project that benefits the building as a whole, **THE BOARD URGES OWNERS TO VOTE "YES" RIGHT AWAY ON THE KITCHEN CABINET AND FIXTURE RESTORATION PAYMENT AMENDMENT AND RETURN YOUR BALLOTS BY MAIL, FAX OR IN PERSON AS SOON AS POSSIBLE.**

Please note that OWNERS WILL RECEIVE TWO BALLOTS SEEKING APPROVAL OF TWO DIFFERENT BYLAWS AMENDMENTS. PLEASE don't get them confused; PLEASE vote "yes" on both; and PLEASE return both ballots right away.

*Submitted by the Community Relations Committee*