



THE BOARD'S BULLETIN BOARD

September 28, 2011

*Prepared by the Community Relations Committee to keep you informed of current developments
Information is deemed reliable, but not guaranteed.*

BOARD MEETING

- Nick Tan was elected to be a member of the Board of Directors, from among several very well qualified candidates. Nick fills the spot vacated by Jose Labuguen and will serve until the next Annual Meeting. Thank you to all of the applicants! We encourage you to continue to participate.
- The Board approved the funding for several items, including a web hot spot for the party room at \$9.95 per month through our cable provider; an investigation of water leaks which may affect the ceiling of a Lanai level unit for \$3,000; the purchase of the first floor garage workshop (constructed by Valluzzi Poteet in connection with the hallway project), for use by the contractors in connection with the plumbing project for \$5,000; additional emergency spalling repairs which at \$16,043.80; an inspection on the Ewa side of the building for spalling issues for \$2,000; asbestos testing in connection with the plumbing project for \$1,070.16; and a maintenance agreement for the closed circuit TV and access control system at an annual cost of around \$5,235.60.
- Board member vacancy announcements will now be posted in the elevators, in the Board's Board and on the 1350 Ala Moana website www.1350alamoana.com to facilitate awareness.
- An investigation of several companies regarding property management services is underway.
- We are soliciting suggestions for improvements and additional uses for the party room. A request for a pool table was made. Perhaps play convenience for toddlers would be useful?

If any owner has any suggestions or ideas, please provide them in writing and leave them at the front desk.

OWNER'S FORUM

The following are some of the issues and topics that were discussed:

Q: Is the Hallway Project finished?

A: The final punch list is nearly complete. The contractor is expected to return in the week of October 10 to check on the progress.

Q: Can the owners on a floor replace the artwork?

A: The artwork on each floor is different for floor identification. To keep a consistent theme, the artwork was selected from a single artist. Consistency is important for long term considerations, including the overall look and maintenance of our building. If the owners on a particular floor would like to purchase a piece of consistent art from the same artist with their own funds, the Board would be willing to consider it.

Q: An owner suggested firing our plumbing consultant and reducing the components to the plumbing retrofit project. Can we manage the project ourselves?

A: The Board does not have the expertise or resources to undertake the management of a project as complex as the plumbing retrofit project. The Board is legally and properly relying on the professional expertise of the consultant to inspect the building's plumbing infrastructure, give its recommendations to the Board, and ➡

manage the project as it is constructed. Among a number of overlapping factors that impact the Plumbing Retrofit project, in addition to cost, is the desire to avoid having to access the owner's units in the future to do work that could be done at significantly less cost as part of the current project. The consultant and the contractors are doing no more than what the building requires for safe and sound service of water and removal of waste. Buildings of this age all over the country are facing the same questions and requirements for renovation.

PLUMBING PROJECT UPDATE

- Specifications are nearly complete so that the Pilot Project can be put out to bid in October.

LANAI LEVEL MEMBRANE PROJECT UPDATE

- The pilot project for the Lanai Level Membrane Project has been successfully completed. The contract for the project for the remaining Lanai level has been signed and work is expected to begin soon. The Board is trying to set the work schedule to minimize impact on owners' lives. All owners should expect significant period of jackhammering and other noises as contractors remove and replace the lanai concrete and floor coverings from the remaining Lanai level. The Membrane Project is expected to take about a year to complete. Please note that there will be two upcoming Owner's forums for the Membrane Project as soon as possible. Please keep an eye out for notices in the elevators and lobby.

ACTION ITEMS

- Progress is being made on a program to allow communications to owners by email. Look for sign up information in the next month or so.
- The Finance Committee is working on the 2012 Budget.
- Two test devices to prevent pigeons from landing on window ledges are showing promise. One uses a net, the other uses wires. Keep your fingers crossed!
- Save the date! We have booked the same band, Waikiki Sunset Jammahs, for our annual Holiday party to be held on December 11, 2011.

CALENDAR

- The next Board meeting will be at 6 p.m., Wednesday, October 26, 2011.
- The next general Owners' Forum will be held at 5:30 p.m., Wednesday, October 26, 2011, immediately before the Board Meeting.
- The November meeting of the Board of Directors has been moved to 6 pm, November 30, 2011, to accommodate the Thanksgiving holiday.

Submitted by the Community Relations Committee