



THE BOARD'S BULLETIN BOARD
March 28, 2012

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

BOARD MEETING

- The annual meeting was held on March 5, 2012 on the 3rd floor lanai. There was a quorum of 68.92% present in person or by proxy. Rachel Glanstein, a professional registered parliamentarian, was authorized to chair the meeting by unanimous consent. The 2011 minutes were approved. The following directors were elected for the terms indicated:
 1. Dianna Fujimori, Nick Tan and Dick Brawley: 3 years
 2. Colin Yu and Charlie Knight: 2 years
- At the organizational meeting after the annual meeting an election was held for the officers to serve until the next annual meeting. Elections placed Yvette Rogers as president, Dick Brawley as vice president, Herb Tanaka as secretary and Charlie Knight as treasurer.
- The Finance Committee reported that the 1350 charges for electricity are approximately 20% over budget at this time and our monthly KWH usage is up this year. Upon consultation with ABB, this is likely due to our increased need to heat water because of daily water shut-offs during the Plumbing Project.
- The Board voted to replace the emergency generator with Albert Chong Associates, Inc. as the consulting engineer at a cost not to exceed \$25,000. It also voted for GOC Technology to clean the trash chutes at a cost of \$1244.
- Our staff has been performing maintenance on our hallways, pool and heat pumps. They have supervised regular quarterly maintenance on the roof fans and boiler room including needed repairs. They have also pressure washed the 3rd floor paved areas. The trash chutes are to have their semi-annual cleaning next month.
- Based on the review and recommendation of our consultants, Architectural Diagnostics, to mitigate leaks from the Penthouse level to the Lanai floor ceilings, the Board voted to authorize Color Dynamics Inc. to replace PH windows, which are owned by the Association, at a cost of \$79,800. The board also passed a resolution on 1350's windows and doors to be mailed to all owners by our property manager. Scheduling has not yet begun and owners will be informed prior to any work so they may plan for it.
- As indicated before, unit inspections for high-risk components will need to take place by our staff. Owners will be informed prior to the inspections for planning purposes. To minimize resident inconvenience, the inspections will take place in conjunction with the Plumbing Project's schedule.
- Due to numerous complaints from owners about smoke and lit cigarette butts blowing into units the board voted to consult with the association's attorney to prepare a by-law amendment on which owners may vote to reduce this problem.
- A unit where the owner had opted not to leave a key with the front desk had to have the front door destroyed by paramedics when they could not gain entry after a 911 call by the owner. Please note that as the doors do belong to the association, replacement costs fall to the owner. Please ⇨

make sure that you leave a key with someone available in case of emergencies.

- The two outstanding bylaw amendments currently stand at 51.07% for and 6.29% against the kitchen renovation ballot; and 56.8% for and 3% against the parking stall exchange ballot. Those owners who have not voted please vote, especially as the latter involves a legal dispute with owners and it is beneficial to the association to resolve it.
- The lanai level membrane project is due to begin soon. Replacement windows and doors, which belong to lanai owners, should have been chosen by owners by now.
- The Plumbing Project was discussed at an Owners' Forum dedicated to that subject on March 7. The power point presentation by our consultant from ABB, is available for viewing upon request (please contact management office). The questions and answers notes are available in hardcopy in the mailroom and are posted on the website.
- The Plumbing Project pilot was extended to include the re-piping of PH 6 and L6, bath chases in units 2812 through 412, and kitchen chases in units 2812 through 412, the costs for which come under our loan. This was to finish the 12 stack in a timely fashion, in the best interest of the association. These units should be finished by the end of April, by which time we expect the bids pertaining to the remaining Plumbing Project to have been finalized and reviewed, the final contractors to have been recommended and selected, and the contracts to have been approved by the association's attorney. Factors which will influence the scope of work necessary and costs will include discoveries from the pilot such as asbestos in the chases, life safety/firestopping code requirements, reduced water consumption/low-flow toilet code requirements, and many deficiencies in the chases caused by unit contractors. The next Plumbing Project Town Hall meeting is scheduled for Monday, April 16th, at 6:00pm on the 3rd Floor recreation area.

OWNER'S FORUM

At the Owners' Forum the following questions were asked. All subjects were actually to be directed to our general manager, Ron Komine. Please feel free to contact him or the front desk with questions or concerns that you may have regarding the property.

Q: The mitred corners on the mirror in my hallway are separating. What can be done about that?

A: This has been brought to the attention of the provider and he will visit the property soon for review.

Q: What should I do about my key feeling sticky in my front door?

A: Inform the front desk and a staff person will come to adjust it.

Q: What is being done about the dying plant at the front door?

A: It is being replaced. Someone poured something on it that seems to have been quite toxic. Please treat our plants with care!

Q: Can channel 57 be used to inform residents of false fire alarms?

A: Yes, during working hours. Please remember that the OAs will announce an all clear if it is a false alarm as they are on site 24 hours a day.

CALENDAR

- The next Plumbing Project Town Hall meeting is scheduled for Monday, April 16th, at 6:00pm on the 3rd Floor recreation area.
- The next general Owners' Forum will be held on Tuesday, May 1, at 5:00 pm in the 3rd Floor Party Room.
- The next meeting of the Board of Directors is scheduled for 5:30 p.m., Tuesday, May 1.

Submitted by the Community Relations Committee