



THE BOARD'S BULLETIN BOARD

January, 27 2012

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

BOARD MEETING

- The Board regrettably accepted the resignation of member Anne Stevens as she is planning to move. Thank you Anne for volunteering to serve!
 - The Board appointed two new members to fill the vacant seats until next annual meeting, both with excellent and beneficial experience to our AOAO. Diana Fujimori has been in banking for 20 years, with experience in underwriting, financial risk, auditing and compliance. Colin Yu has worked for 12 years in IT with project coordination, engineering and consulting experience. They both recognize the importance of serving to maintain and improve 1350's strength.
 - The Holiday Party on December 11 was a joyful evening of conviviality, music by the Waikiki Sunset Jammahs, and hula graciously danced by our own Julia Schutt and her friends, and Kumu Kanewa Mook, who won again in the 2011 Merrie Monarch Festival! Thank you for sharing your blessings with us!
 - There are a number of jobs that have been performed at 1350 in the past two months and a number more that are in progress or are about to start. Our carpets were cleaned as a part of our new maintenance program. Boiler room, Booster pump and Fire Alarm repairs were completed last month. This month Oceanic Time Warner finished their upgrade. The Iris scanner is being installed now. The Emergency Generator is being repaired. A new saltwater pool system is scheduled for installation and should be finished by the end of the first week of February. Our In-house annual maintenance to the pool, which this year will require the pool to be closed for a week while it is drained, will take place from Feb 6 to Feb 10 .
- The trash chutes will have their bi-annual cleaning this month too. The wall and the shrubs on the Ala Moana sidewalk side that were damaged or destroyed during an accident have been repaired and replaced in house. And the lobby wood paneling was completely re-varnished by our staff.
- Also pigeon nets for our new deterrent system are continuing to be installed by our staff. Please speak to the front desk for assistance if you have a pigeon problem.
 - Bathroom and kitchen vent cleaning contractors have been identified. Please see the front desk for their contact information. Owners are responsible for maintaining clean vents to reduce fire risk.
 - The Pilot portion of the Plumbing began January 23rd and is planned to proceed until the end of February. You may expect to see representatives and workers from Allana, Buick and Bers, Sagewater, and Aina Environmental Group here while they work. We plan to have a special Owners' Forum on March 7 at 7 p.m. in the Party Room specifically to hear what was learned from the pilot and how we will be planning to proceed for the full Plumbing Project.
 - In the meantime, the 3rd floor bathroom is available for use, and the Party Room has been reserved from 8-5 during weekdays for the specific use by residents affected by the Pilot Plumbing Project work. There is wireless service in the Party Room if you would like to bring your laptops.
 - Also for those who forget to or who cannot pick up bottled water while their stacks have temporarily non-potable water, there is bottled water for sale at the front desk.

- Please stay abreast of water shut off schedules by reading the signs in the elevators and on bulletin boards. On the days when your part of the stack is affected there can be no water usage from about 8 am to about 6 pm. Reminders for affected units will also be hung on your door handles.
- Management has identified three moving companies which are willing to contract with residents for moving their personal items to another room in their unit, and away from the plumbing work areas when the project is underway, and at the appropriate time for each unit. The list will be available at the front desk.
- The policy for identifying High Risk Components and the Air conditioning Installation Policy for the house rules were amended. All owners' concerns and comments were taken into consideration. Thank you. The amendments will be distributed by mail.
- Architectural Diagnostics will be working on design services regarding penthouse window replacement design.

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: How was the Plumbing Retrofit Project determined to be necessary?

A: There have been many Owners' Forums, Plumbing Project Owners' Forums, Board's Board notices, and explanations sent with annual mailings from Hawaiiana over the past two years in order to keep owners up to date. Briefly, over the past 3 years the Board has contracted with engineering consultants to evaluate the integrity of our plumbing system. The consensus of these studies is that our plumbing system has reached the end of its useful life and must be replaced.

Q: Are there going to be more drains in the garage?

A: There are no plans to add drains in the garage.

Q: What is the extent of work required?

A: The ongoing Pilot portion of the Plumbing Project will reveal the extent required. Please attend the next Plumbing Project Owners' Forum listed below.

Q: Can we go to court and get money back from the developer and/or the contractors who built 1350?

A: No! 1350's Plumbing problems are due to age, not original construction errors, so our situation is completely different from Ko'olani's. Further, the construction of their building is also different.

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: There are a lot of trucks in the driveway. Can we do something about it?

A: The consultant and the contractors working on the Plumbing project have been informed to park their trucks across the street whenever possible. There are also many individual owners having work done. Parking is on a first come basis, but we can all help by asking our contractors to park across the street if possible.

CALENDAR

- The next general Owners' Forum will be held on Wednesday, February 22, 5:30 pm prior to the regularly scheduled Board Meeting.
- The next board meeting is scheduled for February 22 as above.
- The Annual Meeting is scheduled for Monday, March 5 at 5 pm on the 3rd floor lanai. Registration will begin at 4:30.
- The next Plumbing Project Owners' Forum will be held in the 3rd Floor Party Room on Wednesday, March 7 for all owners at 7:00 pm.

BY-LAW AMENDMENTS and PROXIES

If you have not done so, please fill out and return your By-law amendment ballots and your Annual Meeting proxies to Hawaiiana or to the office.

Submitted by the Community Relations Committee