



THE BOARD'S BULLETIN BOARD
February, 27 2012

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

BOARD MEETING

- The Decorating Committee has made progress in the refurbishment of the lobby. The final details should be finished in the coming weeks.
- The Plumbing Pilot Project proceeds as planned and we are learning much about the building's pipes. Please come to the Plumbing Project Owners' Forum on March 7 at 7 p.m. in the party room. Workers from SageWater, Aina Environmental Group, and Allana, Buick and Bers are on the property doing their jobs.
- The party room is available from 8-5 for the use of residents whose units are being worked on during the pilot. The 3rd floor bathroom is also available for their use.
- 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.
- Effective May 1, 2012, to improve efficiency and service, the board voted to change property management from Hawaiiiana Management to Touchstone Properties. More information will be forthcoming as the date approaches. Until

April 30, Hawaiiiana will continue to manage our property as usual.

- A mailing of a ballot regarding an authorization for the board to collect rent from tenants of delinquent owners was approved.
- The pool had been refurbished and is re-open for everyone's enjoyment.
- Staff smelled smoke and awakened a sleeping resident, averting a fire. Please be careful to turn off your stove before resting.
- There was a bicycle theft, but the staff prevented another. Please make sure your bikes are well locked.

OWNERS' FORUM

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

Q: Why don't we just cut the staff in half?

A: The board has considered this question a number of times and decided that the staff is essential to the maintenance of our well being and to 1350's value. The staff work very hard at providing many services to the residents and off-site owners of our association. They provide security 24 hours a day, they maintain our facilities, including machinery most of us never see, they keep the entire premises spic and span, they do the gardening of our grounds, they remove the recycling rubbish from our trash rooms, they monitor the floors on which the Plumbing Pilot is taking place, they correspond with all owners, they assist with emergencies, both in terms of helping to take care of individuals who are ill or who have had accidents, and in terms of the building itself such as cleaning up when there are leaks into units, and

many, many more daily, nightly, largely invisible tasks, all for our benefit. Our staff make 1350 the wonderful home that it is for us and give 1350 its desirable and valuable reputation. They are the face of our association, but they are also the backbone.

A number of specific questions were asked about the Plumbing Retrofit Project and discussion followed. The board did not have full answers at this forum because we also are waiting for the knowledge gained from the Pilot. As the Plumbing Project Owners' Forum is scheduled for March 7 and the consultant from Allana, Buick and Bers and the representatives from SageWater will be there to describe and discuss the issues and progress, they will answer questions at that time.

CALENDAR

- The next general Owners' Forum will be held on Wednesday, March 28, 5:30 pm prior to the regularly scheduled Board Meeting.
- The next board meeting is scheduled for March 28 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 Hawaiiiana or to the office.

We still need some votes returned on the parking stall exchange and the kitchen renovations ballots. You may turn them in at the front desk and pick up replacement ballots should you have misplaced yours. The association cannot take action to resolve those questions until more ballots are returned. We thank you for your assistance and participation.

Submitted by the Community Relations Committee