



## THE BOARD'S BULLETIN BOARD

May 11, 2012

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

### BOARD MEETINGS

- All owners should have received a final packet from Touchstone including instructions for a new sure pay sign up and payment coupons for the months of May and June. Please call our new property manager if you did not receive this information. He is Keven Whalen and he can be reached at 566 4100.
- All owners should have received a final packet from Hawaiiiana including 1350's Air Conditioner Installation Policy, and Resolutions on High Risk Components, Windows and Doors, Collection of Maintenance Fees and Termination of Services.
- The Finance Committee reported that the YTD operating expenses are 10% below budget.
- After consideration of the two proposals received from Porter/AlaKa'i and SageWater, the Board voted to award SageWater the remainder of the Plumbing Project contract at an amount not to exceed \$11 million.
- Our staff has been performing cleaning of our elevator machine rooms and the roof. Additional pigeon netting is being installed. Our front walkways are being cleaned and maintained. A contract was approved for tree trimming at a cost of \$6267 with Weslyn.
- Due to an increase in attempts at and bike thefts, a contract was approved for a new security camera at the entrance of the lower garage with InControl for \$1900. Please make sure your bicycles and motorbikes are adequately locked. Our neighborhood has attracted the attention of professional thieves and the local condominiums and hotels are sharing information and tactics.
- Based on the review and recommendation of our consultants, Allana, Buick and Bers, as described here and in the plumbing project meetings, we have needed to address firestopping in the chases as a life safety issue. A contract with Haas was approved at a price not to exceed \$1.3 million.
- The lanai level waterproofing project should start at the beginning of June. An owner has volunteered to offer their unit as access for the project at a cost of \$5000, much reducing disturbance to most of the owners. Scheduling is to begin soon and owners will be informed prior to any work so they may plan for it.
- The penthouse window and door replacement project will follow the lanai level project and owners will also be informed of dates so that they may plan to accommodate the work.
- Unit inspections for high risk components have commenced. 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 disseminate a by-law amendment prepared by the association's attorney so owners may vote to reduce this problem if they so wish. In a

trend toward improved health, other buildings in Honolulu are voting to eliminate smoking from the premises, and on the mainland prices are increasing in condominiums where a non-smoking policy has been adopted.

- A child set off the fire alarm. Please do remember that fire alarms look awfully tempting (we were all children once!), but setting them off upsets many residents.
- The two outstanding by-law amendments currently have not changed since last month. Those owners who have not voted please vote, especially as the parking stall amendment involves a legal dispute with owners and it is beneficial to the association to resolve it.
- 1350's logo has been affixed to the 3<sup>rd</sup> floor fire door grill.

#### OWNER'S FORUM

There were no questions or comments at the Owners' Forum.

#### CALENDAR

- The next general Owners' Forum will be held on Thursday, May 24, at 5:30 p.m. on the 3<sup>rd</sup> Floor lanai.
- The next meeting of the Board of Directors is scheduled on Thursday, May 24, at 6 p.m. in the 3<sup>rd</sup> floor party room.
- Stacks "06" & "08"- Plumbing Meeting  
Wednesday, May 16<sup>th</sup> @ 6pm  
3<sup>rd</sup> Floor Party Room  
Owners, residents and agents of the "06" & "08" stacks are encouraged to attend.

Submitted by the Community Relations Committee