



## THE BOARD'S BULLETIN BOARD

June 1, 2012

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

### BOARD MEETINGS

- Nick Tan was elected to serve as the board's secretary after Herb Tanaka resigned from the position. Thank you Herb for your years of service. Thank you Nick for volunteering.
- The Finance Committee reported that the YTD operating expenses are 11% below budget. It was noted that some bills from the beginning of the year are finally now getting taken care of by Touchstone since they had not been before.
- SageWater is continuing work on the remainder of the Plumbing Project. Unit walkthroughs have begun on the 8 stack and progress continues on the 10 stack. A contract was approved with Allana, Buick and Bers for \$386,404 plus tax for their work supervising the remainder of the Plumbing Project.
- The chandelier is being preserved and cleaned (for the first time) and the lobby main sitting area will be closed during the Plumbing Project related work in the ceiling above. This is estimated to last about a month. The contract with Atlas Sales for \$11,780.10 was approved to erect scaffolding for this work.
- A contract was approved to continue having Ratna Nuti, CPA conduct our annual auditing services at an amount of \$2500 plus tax.
- Tree trimming has now been completed for our trees. Our generator and roof air ducts have been undergoing necessary repairs. Window cleaning is in process. Our new exercise equipment has been delivered. Fire alarm testing is underway on the upper

floors and will be conducted for floors 3-17 later in the year.

- An additional security camera was installed at the entrance to the lower garage. 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.
- Extra cleaning services for post Plumbing Project cleaning is available from the following companies: The Maids, Tel # 942 8080; The Maid Brigade, Tel # 848 0077; Home Cleaning Specialists, Tel # 375 8781. To our knowledge no one has used outside providers. Please let us know if you use one and you either recommend it or do not.
- While your washer and dryer are not usable during work in your unit, or doing work in your stack during the week, we have had a recommendation for a laundry service. Sheridan Laundry Center at 1334 Young St. in the Young St Center, Tel # 597 8055. Same day to one day service at \$1.50 a pound usually runs about \$4-5 for a load including folding and packaging. Open from 7 a.m. – 8 p.m. weekdays, 6 p.m. weekends.
- Based on the continued information we have learned from the Plumbing Project, we will be having an updated Plumbing Project Owners' Forum regarding the financial affect the firestopping in the chases required for life safety issues, and other code requirements will have on us. We are planning this for June 7 at 6 p.m. on the 3<sup>rd</sup> floor. We will address the choices we have to cope with funding, including a credit line, owner charge backs for in unit items, and assessments. Rachel Glanstein will preside

and our representatives from ABB and SageWater will be there. Please see the elevator and lobby schedules for reminders.

- The Lanai Level Waterproofing Project should start June 4. The Penthouse Window and Door Replacement Project will take place after the main portion of the Lanai Level Project. Owners and residents can expect that these two projects will likely take until the end of the year in order to complete all the individual installations of windows and doors, and lanai level tile. They will also be informed of dates so that they may plan to accommodate the work.
- Everyone should plan for longer elevator times for the summer months due to the increased usage by the addition of the Lanai Level Waterproofing Project contractors in our daily work day periods. The best period for replacing the waterproofing is during the driest months of the year, the summer. Please be at your most Akamai during these times.
- Deliveries and move in and move outs during these same high-elevator usage months will be changed to Saturdays only. The elevator usage and the parking area in front of the building will both be busy during the week. Please note that fees during these times will be waived.
- 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 the numerous complaints from owners about smoke and lit cigarette butts blowing into units the by-law amendment prepared by the association's attorney so owners may vote to reduce this problem if they so wish has been sent out. 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. Please vote on this issue as soon as possible. Remember your vote counts!

- The parking stall amendment vote has increased to 63.5% for. Those owners who have not voted, please vote! The parking stall amendment involves a legal dispute with owners over their parking stall. It is beneficial to the association members to resolve it for potential owner mortgage financing.
- 1350's new website designed by Colin Yu, our board member and a web consultant, will be available soon for usage.
- The July 4<sup>th</sup> party will be held in the evening with barbeques available for owners and residents to share for a BYO picnic or barbeque. Additional tables and chairs will be set up and picnics can be held on the lawn too. Come enjoy the fireworks!

#### OWNER'S FORUM

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

#### CALENDAR

- The next general Owners' Forum will be held on Thursday, June 28, 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, June 28, at 6 p.m. in the 3<sup>rd</sup> floor party room.
- The next Building Wide Plumbing Project Owners' Forum will be held on June 7 at 6 p.m. on the 3<sup>rd</sup> floor.

Submitted by the Community Relations Committee