



## THE BOARD'S BULLETIN BOARD

August 23, 2012

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

### BOARD MEETINGS

- The loan for the Plumbing Project passed with 50.7% in favor and 4.7% against. The loan was signed and will be drawn down on an as needed basis.
- The amendment on banning smoking is at 47.64% in favor and 11.34% opposed. The office continues to receive complaints about smoke and butts traveling from smokers' units into their neighbors. Please be mindful if you are a smoker.
- The Finance Committee reported that the YTD operating expenses are 8% below budget.
- After consideration for necessary repairs to heat pump #3, Alaka'i's bid of \$8,450 was approved.
- The board approved a bid by Waialae Plumbing to replace the BBQ gas lines, bringing them up to code, at a price of \$2,800.
- Our staff has repaired areas that were leaking in the lower garage ceiling. Our security cameras have had their quarterly maintenance done by InControl per our contract. Our next quarterly window cleaning is scheduled for the last week of September by World Wide Window Cleaners. Our landscape storage room refurbishment has also been completed by our staff.
- Due to the increased contractor use of the elevators with the Plumbing Project and the Lanai Project going on simultaneously, some temporary restrictions on move ins and move outs are necessary to alleviate weekday elevator congestion. Weekend moves are now allowed. Please speak to the front desk to schedule.
- Based SageWater is currently working on the 06 and 04 stacks and is about to begin on the 02 stack for which a stack meeting was held on August 22. Due to the difference in the pipes configuration and the narrow design of the 04

stack chase, work has slowed by a few days. The new schedule will be available soon.

- When plumbing work is ongoing in your chase please DO NOT USE YOUR TOILETS OR POUR ANYTHING DOWN ANY DRAIN! THERE ARE WORKMEN BELOW AND THE PIPES ARE OPEN DURING WORKING HOURS ON WEEK DAYS. PLEASE SHOW THEM RESPECT AND HUMAN CONSIDERATION.
- The lanai level waterproofing project is going on. Waterproofing has been completed for L6, and 2 and has commenced on the other side of the building. The window and door replacement will take place after the waterproofing. L4 was completed in the pilot project and work has begun on rebuilding the privacy wall between L6 and L4. A contract has been agreed upon with the owners of L2 for continued use of their unit for storage of materials and access to the lanai.
- We are working with our consultants, our contractors and our attorney to get letters to owners on costs of repairs to code deficiencies located in the units in stacks completed so far. We are also working with them to get letters to owners as soon as possible on charge back amounts for those items that belong to all owners.

### OWNER'S FORUM

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

### CALENDAR

- The next general Owners' Forum will be held on Thursday, September 27, at 5:30 p.m. on the 3<sup>rd</sup> Floor lanai. The Board of Directors Meeting will follow at 6 p.m.

*Submitted by the Community Relations Committee*