



THE BOARD'S BULLETIN BOARD

April 25, 2013

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

BOARD MEETING

The Finance Committee reported that the total operating expenses for March were \$43,383 under budget and the YTD is 28% under budget. Approximately half of March's and the YTD under budget numbers are due to the lower loan payment amounts thanks to the retroactive loan rate of 3.65% and lower borrowing amount for projects.

- Our staff has been working on landscaping, replanting Mondo grass where needed. Akamai Roofing has completed quarterly roof maintenance. The conference room storage and the office filing system has been reorganized. The surfboard rack is being cleaned up. Elevator refurbishment is being looked into. A replacement for the electrical consultant is being sought and bids are being solicited.
- Unit inspections for high-risk components will need to take place by our staff. Owners will be informed prior to the inspections for planning purposes. Owners please pay attention to the age of your plumbing fixtures. If they date to the original construction, they have reached the end of their useful life and you should replace them before they leak into your unit or the units below.
- A The Smoking Ban bylaw amendment currently stands at 58.25% for and 14.38% . Those owners who have not voted please vote. YOUR vote matters. This amendment expires on May 25. This amendment is necessary to remove the problems and numerous complaints caused by smoke and lit cigarette butts blowing into units from smokers' inattention.
- The trial period for the building's Recycling Program will last a few more months as BOD continues to consider and evaluate several options with regards to existing procedures and possible new efficiencies.
- The Penthouse Window Project is due to

be completed soon with the installation of window guards. The BOD voted to select Elite Windows at a cost of \$32,500 for the completion of this project.

- The Plumbing Project chargeback amounts were due this month. Some owners have not yet paid. Please pay ASAP. The last deficiencies letters have been mailed out and these amounts are due June 1. Please note that deficiencies are individually calculated based on remodeling previously not done to code. This work may have been done by previous owners, but current owners are responsible for deficiency repairs. A replacement of a leaking 5 inch copper pipe in the ceiling above the 3rd floor ladies' room to be done by Sagewater at a cost of \$5947 was approved by the BOD.
- Ron Awa, the architect who now reviews 1350 owner plans for remodeling has developed a list to maintain our safety standards regarding firestopping code requirements and he and Ron Komine are incorporating them into the remodel packet that they are also reconfiguring.
- The Lanai Membrane project has reached substantial completion and the punchlist items are being addressed.

CALENDAR

- The next meeting of the Board of Directors is scheduled for 6:00 p.m., Thursday, May 23.

Submitted by the Community Relations Committee