



THE BOARD'S BULLETIN BOARD
August/September, 2013

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

BOARD MEETING NOTES

- Our sincere thanks to Greg Northrop for his generous service to the Board and to 1350! Greg volunteered so much of his time and experience through the hallway and plumbing projects; he has been an invaluable member of the team. Greg resigned effective August, 2013.
- We welcome Peter Bediz as the newest member of the Board, elected at the September meeting. Thanks for stepping up to serve, Peter.
- The canopy and front posts were repainted by in-house staff. New, larger, sturdier benches were ordered and in-house staff added a protective coating to protect them.
- Sidewalk polishing and refinishing were completed by Team Clean Hawaii. Curbs were repainted by in-house staff.
- Recycling pick-ups have been reinstated on the individual floors.
- We are now using brighter bulbs to light individual floors and are looking into changing the lights above the unit doors to energy efficient LED.
- The balancing valves in 5 of the units were adjusted by in-house staff.
- The belts on fans in 5 units were replaced by in-house staff. The entire roof has been cleaned.
- Emergency spalling repairs begin Sept 23rd on the entire Mauka stairwell. Please note posted signs regarding this project. There will be noise from hammering and grinding. Please kokua as we make these repairs.
- The party room has been repainted by in-house staff and a new stove and refrigerator have been installed. Let's all pitch in to keep it looking great!
- All Trees completed the annual trimming of all our trees, including the coconut palms. Thanks to the residents of 3rd floor units who complied by trimming their individual trees.
- Quarterly trash chute cleaning was done by GOC Technologies. In-house staff inspected trash chute doors and repaired the hydraulics on those not functioning properly.
- Quarterly window cleaning was completed by World Wide Window.
- The pool gate, umbrella stands, and water fountain were repainted by in-house staff. They also fixed a leak and installed a pump motor in the spa. They repainted the walls and ceiling of the exercise room and the 3rd floor bathrooms – including repainting the doors. A new mirror was installed and the ceiling light was replaced in the women's restroom.
- Marble Life completed the cleaning and refinishing of the lobby flooring. Thanks to everyone for accommodating the diverting of traffic while the work was being done.
- The repair of the 5-inch supply line above the boiler room required two days of water shut-offs. While work was being done, other leaks were discovered and addressed. Alaka'i Mechanical completed a full inspection of the valves and gauges. In-house staff made adjustments to the pressure regulator valve in the boiler room.
- The wallpapering that was damaged during the plumbing project resumed on Sept 16th and is expected to be completed soon.
- SageWater is relining the through-roof penetration for the vent pipes as the final part of the plumbing project. Akamai Roofing is scheduled to do the quarterly maintenance of the roof within the next two weeks.
- The individual recycling bins on the 2nd floor trash room have been replaced with one large blue one. Our recycling company, Roll Offs, will

sort the recyclables placed in that bin. 1350 purchased a hydraulic jack to help move the now much larger and heavier trash bins.

- The Finance Committee reported that total operating expenses for August were \$464,442 over budget due to a balloon loan payment of \$546,889. However, Subtracting out the loan payment, August operating expenses were 17% *under* budget.

The Plumbing/Lanai Project Loan has a September 1 outstanding balance of \$10,850,116. As of September 1, principle and interest monthly payments begin in the amount of \$87,899.

- The BOD approved CCTV Camera Relocations. A proposal with In-Control to relocate/install cameras at a cost of \$4,754.54 with an option to purchase a building permit for an additional \$1,940 was approved.
- As part of its energy cost reduction plan, the BOD approved a proposal with Team Going Green - at a net cost of \$18,330.07 after rebates to reduce lighting expenses.
- A proposal with Allana Buick & Bers to modify the existing shower drain at the pool deck at a cost of \$950 was approved.
- The Board voted to hold this year's Christmas party on December 14th, and to budget \$500 for food and entertainment.
- Reminder: unit inspections are coming up in October. Look for announcements online and in the elevator notes.
- Remember to follow the instructions regarding our new recycling process. Questions? Check the website for details or consult the front desk.

CALENDAR

- The next general Owners' Forum will be held on Wednesday, October 23rd, at 6:30 p.m. on the 3rd floor lanai.
- The next meeting of the Board of Directors is scheduled on Wednesday, October 23rd, at 7 p.m. in the 3rd floor party room.

Submitted by the Community Relations Committee