



THE BOARD'S BULLETIN BOARD

July 2014

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

BUILDING NEWS

- Swimming Pool & Spa Renovation: The major items from the swimming pool deck refurbishment project is now complete and the pool was re-opened to residents on July 25th. The following is a summary of all the work that have been completed/scheduled:
 - Seal Masters has completed all spalling repairs
 - DJ Tile completed the tile work, caulking, and sealant for deck, interior pool, and spa
 - Aqua Pools completed the installation of skimmers and electric niches
 - Kazu's Electric installed new lights above pool entry doors, pool, and spa
 - Aloha Salts installed new chlorinating cells in the pool pump room. Initially chlorine instead of salt will be used (up to four weeks) while the grout cures.
 - New signs will be installed by Peterson Signs
 - The pool entry doors will be repainted, the maintenance staff
 - New scrubs have been ordered to replace those that were removed
 - New drinking fountain will be installed
 - New pool furniture has been installed
- Semi-annual fire alarm inspection was conducted for the common areas and in the units that are part of the high zone (19th floor - Penthouse floors)
- Driveway update: The aluminum frame above lobby entry awning came off and needed to be re-secured by Pearl City Glass. The maintenance staff pressure washed front driveway sidewalks and re-painted the driveway curb.
- Parking garage update: Alaka'i Mechanical replaced seven 18 foot 6 inch drain lines and 8 inch supply lines with 6 inch copper lines. Maintenance staff is working with Team Going Green to locate, identify, and label electrical breakers in panels. They will also be replacing any

defective breakers and sealing any holds to prevent insects from entering through the panels.

- Stairwells/hallways update: Mauka and Makai stairwells have been repainted by the maintenance staff due to retrofitting of new lights in halls. Carpet tiles in selective halls have been replaced and custodial staff has been cleaning scuffs off hallway walls and doors.
- The party room has been cleaned and the old carpet and furniture was removed to make way for new furniture. The window shades were also replaced by Custom Windows.

BOARD MEETING NOTES

- Motion to ratify the proposal from Kazu's Electrical to complete the electrical work at the swimming pool, spa, and pool deck at a cost of \$19,670 was approved.
- Motion to approve the insurance renewal proposal from Insurance Associates was approved by the BOD. This renewal is significant because it is rare for a building with our age to be saving about \$39K the reduction of insurance premium next year because of the completion of the plumbing project (accounting for inflation).
- AT&T has solicited an offer to 1350 Ala Moana to lease rooftop space to install a cellular antenna. It is purely at an informational stage for now and we are awaiting for details from AT&T.
- Motion to approve the use of Lapis Design Partners for building interior/exterior design services at an hourly rate of \$165 an hour was approved.

CALENDAR

- The annual 4th of July event was a success! There was a large turn-out to view the spectacular display of fireworks.
- The next meeting of the Board of Directors is scheduled for 7:00 p.m., Wednesday, August 20, 2014.

Submitted by the Community Relations Committee