



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD
April, 2015

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

BOARD MEETING NOTES

- We bid a sad goodbye to two of our top employees, Nate Navares & Alex Mateo. Alex was with us for 30 years. In their place we welcome two new employees, Eduardo Torio and Loida Dalimot. When you see them on site please give them your personal welcome.
- Residents may not have been aware that many of our staff were out on sick leave during the winter months. Despite that, the remaining staff pulled together, pitched in, and kept everything in working order. Our thanks to them all.
- A representative of AT&T spoke at the owners forum about their interest in placing a rooftop antenna at 1350. AT&T proposes to lease the space, providing some extra income to 1350. It was emphasized by the 1350 Board that this is still very much in the investigation phase and no decision has been made by AT&T or 1350 to proceed.
- More progress had been made on the Lanai improvement project. The tiling work on the 3rd floor lanai wall is complete and three new bookshelves were purchased and placed in the party room hallway, their original location. This will keep the books safe from the elements.
- A fob reader was installed in the AA storage door to provide easier access to those who park their bikes there.
- Our in-house staff has completed the regular pressure washing and polishing of the entire front walkway.
- The annual fire inspection is complete. Our in-house staff took care of the updates that were needed. We have now passed the inspection.

- Additional pest control treatments have been added to deal with the increase of roaches from the nearby construction.
- The dry standpipe repairs were completed on the mauka stairwell by Alaka'i Mechanical.
- A new exhaust fan was installed in the landscape storage room on the 3rd floor by Alaka'i Mechanical.
- Hirata Tile is making some tile repairs on the spa at no cost to 1350.

BOARD ACTION

The Board approved:

- An amount of \$11,280 for the procurement of permits and structural engineering consultation in regards to the replacement & upgrades of our emergency generators by Allana Buick & Bers.
- An amount not to exceed \$3,000 for an analysis and spec on balancing the hot water returns to Randolph Murayama & Associates.
- An amount not to exceed \$2,000 for a proposal for landscaping improvements to the 3rd level by Nicolay Designs.
- An amount of \$2,247 a month for an elevator maintenance contract with ThyssennKrupp. This is almost a \$1,000/month savings compared with our current contract with Otis.
- An amount of \$43,063 to Alaka'i Mechanical for the re-pipe of the hot water storage tanks.

CALENDAR

- The next meeting of the Board of Directors is scheduled for Wednesday, May 20th at 7:00pm in the 3rd floor party room.

Submitted by the Community Relations Committee