



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD June, 2015

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

BUILDING NEWS

Our In-house staff have:

- Repaired the damaged, buckling tiles near the front entrance.
- Painted the stairwell walls, the green curb fronting the building, the pool pump walls, around the doors and the barrier poles.
- Touched up the hallway walls, apartment doors and elevator frames.
- Installed a new landscape light by BBQ #2 walkway.
- Installed new burner, push button igniter and temperature gauge on both BBQ Grills.
- Installed a new motor shaft seal for the spa filter pump, replaced the spa filter pump motor housing, and replaced a fuse for the pool chlorinating cell.
- Re-painted and relocated large planters from third floor to front entrance to improve visibility for cars and trucks.
- Owners are requested to report problems with new spalling issues on their lanais.
- Owners are reminded that there are no short term rentals of under 3 months allowed at 1350. Legal action will be taken for such rentals.
- We are beginning to look into potential improvements for the Ewa side of the 3rd floor to provide more barbecue area as demand continues to increase. The goal is to retain the existing garden while bringing it up to today's standards. We are the only condo in Kakaako with an extensive lawn and many beautiful mature trees.
- As scheduled for 2015, the heat pump/boiler storage tank is being re-piped and then tested for efficiency and capacity.

- The 5 ton A/C condensing unit that cools the elevator machinery and monitoring system has been replaced.

BOARD MEETING NOTES

The Board approved:

- Updated language to our pool use-related House Rules and pool signage.
- A Non-Discrimination Policy and Reasonable Accommodation and Modification Policies and Procedures for our Resolutions to bring them up to date based on advice and guidance by the Hawaii Civil Rights Commission.
- The purchase of faux trees for the lobby and party room at a cost not to exceed \$4000. Based on new fire code regulations, the Fire Department has informed all hotels, condos and commercial buildings that the display of real holiday trees is no longer allowed.
- A motion for the permit and drawing review for a budgeted new generator at a cost not to exceed \$5000.

CALENDAR

- The next meeting of the Board of Directors is scheduled for Wednesday August 19 at 7pm in the 3rd floor party room.
- The next Owner's Forum is scheduled for Wednesday August 19 at 6 pm on the 3rd floor lanai. There will be a presentation explaining further information about AT&T's request to lease a very small area of 1350's rooftop for an antenna.

Submitted by the Community Relations Committee