



## 1350 ALA MOANA

### THE BOARD'S BU LLETIN BOARD Jan & Feb, 2016

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

#### BUILDING NEWS

- The 1350 Ala Moana Christmas party that was held in our main lobby was a great success! Approximately 150 residents attended. This was the first year that we had to use artificial trees due to city requirement. We thank our staff for creating both beautiful and jolly holiday décor and esprit!
- We signed an agreement in January with Hawaii Dialogix Telecom which is the third largest phone company in the state. They installed equipment in our building so that we may have another option for high speed internet provider. They did this at no charge to the association and the prices will be about \$25 for a 25mbps download speed.
- Our new contract with Oceanic Time Warner Cable now includes a high definition digital cable box and many new premium channels. Customer care representatives were on property for several days answering questions and signing up residents for free box installation. Technicians have been on hand as they continue to do installations.
- Foodscapes Hawaii completed the replenishing of the third floor soil using mulch, tea, peat, seaweed, manure & earthworms. The transport of these items took several days. New plants were placed in the white planters as part of the third floor beautification project.
- Our pool and spa have recently passed inspection by the Hawaii Board of Health. Staff continue to maintain and keep our pool and spa functioning properly & safely. The filter pump motor for the pool had to be replaced recently by in house staff due to a worn shaft bearing. Staff has also replaced the strained pot lid on our pool spa. At a later date, GOC Technologies was called to replace the worn hinges on the pool gate.
- On a trial basis, we have hired Hawaiian Orchid Nursery to provide the flower arrangements that are displayed in our lobby. They will be replacing Sweet Leilani, until we make our decision on who to use permanently.
- We are working on upgrading our gas lines that service the BBQ grills and the heat pumps. Hawaii Gas exchange has installed two AL1000 gas meters for an AC250 gas meter with gas delivery pressure of 5 psi. Alakai Mechanical will coordinate this work with the help of Hawaii Gas who will assist in sizing the 2nd stage regulators for the BBQ grills.
- We will be terminating Kama'aina Termite for pest control services and have given them a 30 day notice of cancellation. Certified Pest Management will be taking over with no changes in pricing.
- Roll-Offs was put on a 30 day probationary period. We recently met with Roll-Off representatives who were called in to discuss issues with their service including late & missed pick-ups. We are getting bids from other disposal companies.
- A replacement fabric was decided on for the new Staff uniforms that we are ordering from lolani. We negotiated with them to replace the shirts we purchased from them last year because they faded prematurely. The new, dryfit fabric is cool, non-fading and doesn't need to be ironed.
- PROJECTS:
  - ✚ Our staff replaced wooden bike racks with a sturdy metal racks.
  - ✚ The carpets in both the upper & lower garage entrances were changed by American Carpet One.

## BOARD MEETING NOTES

- ✚ New glass panels were installed in the exercise room by Pearl City Glass, covering the open spaces above the current glass sliding door walls. We will no longer need to board up the exercise room during bouts of bad weather.
- ✚ Our staff performed various pool maintenance tasks.
  - Removed a loose barrier pole in the front of the pool and spa heat pumps and then patched the holes with cement.
  - Adjusted at the pivot arm of the mauka pool gate closer.
  - Installed a wheel stop in front of the spa heat pumps.
  - Posted updated pool rules signs by both entrances of the pool area.
- ✚ The walkway in the front driveway was recently cleaned and polished. Staff also repainted all of the curbs in the area.

- The board approved:
- The proposal from Siu's for \$327,624, plus a subsequent addition of \$4243, for emergency generator replacement..
- The 3<sup>rd</sup> floor soil revitalization with Foodscapes for \$3579.
- The proposal for a trash room camera by InControl for \$2864.
- The proposal for exit door alarms and cameras by InControl for \$5492.
- The proposal to monitor the hot water control system by Green Box Energy for \$700 a month.
- Certified Pest Management for \$468 a month (no change in price from previous).

## CALENDAR

- The next meeting of the Board of Directors is scheduled for Wednesday March 23 at 7:00pm in the 3rd floor party room.
- The next Owners Forum is scheduled for Wednesday March 23 at 6:00 pm.

*Submitted by the Community Relations Committee*