



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD May/June/September 2016

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

BUILDING NEWS

- ✦ Unit inspections were scheduled between September 19—October 7th and are nearly completed. If you haven't done one already, please contact the management office to schedule a make-up appointment for between now and October 21. Please also update your information on our new registration forms.
- ✦ The second phase of the landscape improvement project are underway. The areas where the soil had not yet been replenished was stripped of the Mondo grass and it was replanted in areas where soil replenishment was completed. Kokua Worms and Foodscapes Hawaii have replenished the rest of the third floor soil using mulch, tea, peat, seaweed, manure & earthworms.
- ✦ SealMasters did an extensive building-wide spalling survey between July 11-22. A hammer to sound the concrete was used while they photographed areas of concern. The repairs will be done in conjunction with the building repainting project in the near future.
- ✦ Various bulbs were tested and chosen on the 26th floor for a best lighting solution for the elevator sconces and hallway ceilings. They are all LED and have been installed throughout the building. Additionally, new LED lights were installed in all electrical rooms, in all trash-chute rooms and in the employee break room. Team Going Green is helping us submit to Hawaii Energy for rebates for our recent lighting retrofitting.
- ✦ Titan Industries removed some of the concrete on the third floor and replaced it with new concrete. Tile flooring to complete the lanai project started last year will be installed by the end of the year.
- ✦ AT&T is currently pending completion of their construction set and approval of plans with the City & County Building Permit Dept. as well as to HCDA. More updates will be provided as they are available.
- ✦ Thyssen Krupp installed new voltage monitors and upgraded the software in the elevators.
- ✦ The pool has had new heat pumps installed.
- ✦ All unclaimed bikes that were not registered were donated to Goodwill as part of the bike rack clean-up.
- ✦ The annual fire alarm testing for all floors was completed and Simplex Grinnell reported that remedies were made.
- ✦ Hawaii Dialogix Telecom installed internet equipment in the General Manager's office and on the third floor. HDT also held events on Saturday, June 18th and 23rd to enroll interested residents for either internet or internet & phone service.
- ✦ As usual our in-house staff was busy performing maintenance to various parts of our building:
 - Repaired a leak in the spa jet pump and pool strainer pot.
 - Secured the bolts on the pool ladder and pool lights.
 - The wall in the front entrance was repainted.
 - The awning was also repainted and broken tiles were repaired in the driveway.
 - Wood paneling was touched up and LED bulbs were installed in all four elevators.
 - The lower garage wall area facing Piikoi & Ala Moana Blvd was pressure washed.
 - Trash room bins were painted with the 1350 tree logo and the green walkways in the trash room were repainted.

OWNER'S FORUM NOTES

The following action was taken:

September

Q: *There used to be a sign in the trash chute area with instructions for aluminum recycling but it is not there anymore.*

A: The signs have been updated.

Q: *Why is the 3rd Floor Lanai work being done?*

A: The Lanai is being extended and tile will be laid on the existing surface to cover the many cracks and blemishes in the existing concrete.

Q: *What is the purpose of the unit inspections?*

A: The unit inspections are preventative measures to look at the high-risk components. It's an effort to mitigate losses as owners have a history of having to file insurance claims for damages that could have been prevented. The inspections help us all.

Q: *Does the Board have plans to pay off the loan?*

A: Some owners would be willing to pay off the loan and reduce maintenance fees. Charlie explained that the loan was recently refinanced from 3.65% to 3.05% and there 10 years remaining on the loan, however, the debt is still a burden and paying it off has been discussed many times. The board is considering all options.

Comment: A resident recommended that it's time for residents to donate books to the library.

BOARD MEETING NOTES

The following action was taken:

May

- Approval of Pool Heat Pump replacement was ratified.
- Resolution regarding short term rentals were adopted.
- Purchasing additional tile for the 3rd floor lanai renovation was approved.
- Additional service agreement with ABB for the generator project was approved.

June

- Audit proposal for 2016 & 2017 from Ratna Nuti CPA was approved.
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- Seal Master lanai spalling concrete survey proposal was approved.
- Additional ratification to purchase tile for the 3rd floor for the lanai renovation was approved.
- Tile installation and concrete repair work was approved with Hirata Tile and Titan Industries.
- The Board approved additional insurance cost for the crane operator for the generator project.

September

- The motion to refinance the building's Plumbing Project loan from 3.65% to 3.05% at a fixed rate for ten years effective 9/1/2016 was approved.
- Two proposals from Team Going Green to replace the elevator lobby and hallway lights were approved.
- Proposal from Alaka'i Mechanical to replace the hot water storage tank was approved.
- The 1350 Holiday party budget set at \$1000 was approved.
- The proposal from Island Flooring to restock the hallway carpet tile inventory was approved.
- The proposal from Titan Industries to deliver 5 pallets of tile by crane to the 3rd floor was approved.

CALENDAR

- The next meeting of the Board of Directors is scheduled for Wednesday, November 2nd at 7:00pm in the 3rd floor party room.