



1350 ALA MOANA

**THE BOARD'S BULLETIN BOARD**  
**February, 2017**

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

**RETIREMENT ANNOUNCEMENT**

**We'll soon say goodbye to one of our own – after 44 years of dedicated service, Ernesto Guerrero's last day at 1350 is March 31<sup>st</sup>.**

In his words:

*"I wish to express my sincere thanks to the Board of Directors, tenants, owners of 1350 Ala Moana condo for having me work here for 44 years...God Bless"*

*Ernesto Guerrero*

If anyone would like to show appreciation for Ernie's dedicated and caring service to us all, please drop off a thank you card for him at the front desk. If you would like to add a token of your appreciation, we are sure he would be pleased. Thank you for your kind thoughts.

**OWNER'S FORUM NOTES**

**Several questions were posed at the Feb 15<sup>th</sup> Owner's Forum:**

**Q: When will the painting project start?**

**A:** The Board has selected a contractor after reviewing a number of proposals and is currently working to finalize the contract and submit documents for the building permit. At this point we believe that the project is likely to start in April with extensive concrete repairs due to spalling damage caused by the years of exposure to sun, salt and water. Owners should therefore be prepared for noise and dust throughout the project. The concrete repair and the painting that will follow each area will proceed sequentially to minimize both cost and inconvenience to residents. The Board is also

examining the possibility of registering our building as one of historic importance as our world-famous architect, Minoru Yamasaki, also designed the New York World Trade Center, lost on 9/11, and Seattle's famous and still beautiful 1962 World's Fair site. Receiving the designation would be a huge honor for 1350, would reduce our taxes and could increase our value. After consultation with an expert, his research yielded Mr. Yamasaki's original color scheme when it was built. They are in the sand/earth tone range and following them will show our respect for Mr. Yamasaki's achievement, will increase our chances of receiving historic designation and also, will allow neighboring buildings to compliment ours. Lastly, the contractor has agreed that these will meet the need to keep the colors similar to what we have now in order to satisfy our request to keep cost to a minimum. Samples will be painted on the 3rd floor near the time of the start of the project to allow the consultant to best match the accurate colors.

**Q: Are pets allowed at 1350?**

**A:** Pets are not allowed at 1350. There are some approved assistance animals at 1350. For more information, please refer to the "Association's Reasonable Accommodations" policy posted in the hallway fronting the mailroom.

**Q: When will the windows be replaced and which windows will be replaced?**

**A:** The windows are currently budgeted for and slated to be replaced in 2020. The Board may replace a few windows sooner as a pilot project before beginning replacement of all windows. The windows on the perimeter of the building are common elements and will be replaced by the Association. The windows and sliding doors on the lanai are the owners' responsibility. The owner may choose to

replace their lanai windows and doors in conjunction with the Association's window project or at a later time. However, if your lanai windows and/or sliding doors are leaking and causing damage to another unit or the common elements, you may be required to repair or replace your windows sooner.

## BUILDING NEWS

- ✚ Staff re-painted the latticed ceilings on all four elevators.
- ✚ A temporary generator has been placed on the walkway of the front entrance. It will remain there for about three months until the new generator is successfully installed on the third floor. Workers from Siu's Electric will be on property through April as they continue work on this project.
- ✚ Oahu Sprinklers installed a new system fronting Ala Moana Boulevard to service the hedges that run along the walkway. The new system runs on a timer relieving staff of the duty of turning them on and off each day.
- ✚ Staff repainted the green sidewalk curb and surrounding railings.
- ✚ Staff repainted the entire kitchen that is in the third-floor party room.
- ✚ We are working on purging unauthorized surfboards from our surfboard racks. There are currently six racks that have boards in them that are not registered. The notice below was posted and photos were taken of the board which will be removed and stored once the deadline has been reached.
- ✚ New jackets with our logo emblazoned on the front were ordered for our Operations Staff.

## BOARD BUSINESS

At its February 15<sup>th</sup> meeting the board approved the purchase of a used golf cart for \$4,359.42.

## CALENDAR

The Annual Meeting will be March 6, 2017, 5:00pm on the 3<sup>rd</sup> floor lanai. A Board meeting will follow at 7:00pm in the 3<sup>rd</sup> floor party room. On the agenda for that post-annual meeting will be the election of officers.

Next Board meeting: April 19, 2017 at 7pm in the 3<sup>rd</sup> floor party room.