



## 1350 ALA MOANA

### THE BOARD'S BULLETIN BOARD Year's End 2018

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

#### **BUILDING NEWS**

- ✚ The 1350 House Rules committee is currently in the process of reviewing the current 1350 House Rules and would like to welcome owners on any suggestions to rule changes. If you have any suggestions, please print them out and drop at the front desk.
- ✚ Please carefully review the Window and Lanai Sliding Glass Door Replacement Project notice that was recently sent out to all the owners as there is a lot of important information about the upcoming project. The Board has budgeted for and contracted Elite Railings and Windows (ERW) to replace the bedroom windows in the entire building beginning in 2019. Owners may also contract with ERW directly for replacement of lanai doors. There will be a series of Owners Forums that will be scheduled to inform owners and residents of information on and the progress of this important project. The first Informational Meeting was held on December 3<sup>rd</sup>, 2018, at 7pm on the third floor. A FAQ from the meeting will be distributed with this edition of the Board's Board.
- ✚ As for the latest updates on the Exterior Renovation Project, the contractor is currently working on the 01, 12, 10, 08 & 06 stacks. Once the one stack is complete, the barbecue area will re-open permanently and the landscaping project on the third floor will commence. Please be sure to read the Removal of Personal Belonging from Lanais notice to safeguard your personal property. Painting, scraping and concrete repair work continues on the exterior of the garage. The contractor is currently working on bird net installation on stacks 05, 07, 09.
- ✚ For the Fire Exit Door Replacement Project, thirty doors and hardware were delivered and stored in the electrical room on each floor. The

contractor started the one door mockup removal and completed the installation at the Penthouse level. We will provide more updates as the project progresses.

- ✚ As usual, our in-house staff was busy performing maintenance to various parts of our building:
  - The wheels on all of the 1350 trash bins were replaced.
  - A new pump motor seal for the spa. was replaced.
  - Three new ceiling fans were installed in the fitness center and three new light fixtures were replaced near the exterior of the weight room and three new light fixtures above the counter in the party room.

#### **BOARD MEETING NOTES**

The following action was taken:

- Approval of 2019 Cash Operating Budget and Reserve Study with a 3.43% increase in maintenance fees.
- Ratification of Coffman Engineers Fire Safety Proposal \$11,800.
- Approval of JPB Engineering, Inc. Window Replacement Proposal \$15,500.
- Approval of Blackhawk Security Analog to Digital Upgrade Proposal \$54,194.
- JBL Hawaii Proposal for additional doors \$7,879
- SealMasters Change Order for installation of Bird Nets on Ewa Elevation \$15,000.

#### **CALENDAR**

- Save the date for the annual building Christmas party. It will be held on December 16th from 5pm-7pm at the lobby. As usual, there will be lots of great food, music, drinks, and company!
- The next meeting of the Board of Directors is scheduled for Wednesday, January 23, 2019 at 7:00pm in the 3rd floor party room.