



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD
January - February 2019

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

BUILDING NEWS

✚ The Annual Meeting of the 1350 Ala Moana AOA will be held on March 4th, 2019 on the third-floor recreation deck. Registration starts at 4:30 pm and Call to Order is at 5:00 pm. All owners are encouraged to attend the meeting as it serves the following purposes:

- To elect Directors as prescribed in the By-Laws; and
- To transact such other business as may properly come before the meeting.

✚ The 1350 House Rules committee is in the process of reviewing the current 1350 House Rules. The committee welcomes any suggestions from owners concerning rule changes. If you have a suggestion, please submit it in writing to the General Manager, Ron Komine.

✚ The Fire Exit Door Replacement Project is nearing completion. One third-floor door needs to be replaced; the new door is on order.

✚ Fifteen surfboard racks were built in AA storage by 1350 staff. Alaka'i Mechanical is working on a proposal to relocate the sprinkler line which is directly above the racks; moving the line will allow the racks to accommodate longer boards.

✚ **Fire Safety Evaluation Report:**

Mr. Sam Dannaway of Coffman Engineers presented the results of the Fire Safety evaluation of 1350 that he conducted at the direction of the Board. This preliminary report is one step in the process required of condominiums by city ordinance after the Marco Polo fire. Mr. Dannaway's findings were quite positive! Citing only a few

recommendations for easy improvement, he stated that 1350 has done an exceptional job of addressing overall fire safety. He pointed out two things for particular praise: 1) that we have installed fire doors throughout the building and 2) the quality of our fire alarm system. No action was taken at the meeting. The Board must wait for the formal report and for further guidance from the city as to the next steps for complying with the ordinance. We do know that part of the process to avoid the significant cost of installing sprinklers (at this point estimated to be about \$25,000 per unit) will involve a vote by owners. We know we should pass the fire safety requirements test because of our many proactive steps, but please do be prepared to vote according to your beliefs and desires when the time comes.

✚ **In-house staff:**

- buffed and polished the lobby floor
- cleaned the coils of the heat pump on the second floor
- made repairs in the pool pump room to a leaking flow meter, replaced the spa jet motor seal, and cleaned the coils of the pool and spa heaters
- replaced rusted hinges on the rooftop wind gate and a fuse on the rooftop lights
- replaced a leaking bib hose in the trash room
- replaced and/or repaired the seal for the spa filter pump and for the jet pump
- replaced the timer box for the 3rd floor sprinklers
- pressure washed the entire walkway on the 3rd floor level

- painted the surfboard racks and added numbers so that they can be assigned to residents.
- ✚ In-house staff discovered a leak in the ceiling of the 3rd floor ladies room that, after investigating, was found to affect several units. MD Restoration will be repairing all the walls that were affected.
- ✚ Alaka'i Mechanical repaired a leak in the fire hose supply in the boiler room and a crack in the drain line in the first-floor garage. They are scheduled to repair leaks in the ceiling of the 3rd floor lanai recreation area.
- ✚ WJE conducted tests to determine the cause of ongoing efflorescence on Lanai level. A report is expected in the near future.
- ✚ A letter was sent to all owners about the new lockbox policy. The deadline to relocate all lock boxes is March 30th.
- ✚ Negotiations concerning the upgrades to the BBQ area are ongoing.
- ✚ Front walkway/driveway project discussions are ongoing.
- ✚ The Board discussed the issue of installing electric vehicle charging stations in our parking garage. 1350 already has a resolution on this topic and the Board voted to abide by the current policy. That policy is available online should you have misplaced your hard copy.
- ✚ **Update on the Exterior Renovation Project:**
 - The contractor is currently working on the 04, 06, 08, 10, and 12 stacks.
 - With the completion of Drop 8, the barbecue area will no longer be closed during day hours.
 - Residents in the 02, 04 06 and 08 stacks were notified (via door hanger) to clear their lanais of personal belongings.
 - Seal Masters continues to scrape, paint, and repair the exterior of the garage.
 - Spall repair on the interior of the garage, which begins in March, will take place alongside the exterior garage repair. On occasion, residents will be asked to temporarily relocate their vehicles.

- A quality-control inspection will be conducted on the following completed stacks: 01, 05, 07, 09, & 11. Notices will be posted when they begin surveying the exterior using a bosun chair.
- At the end of January, painting was approximately 80% completed and spalling repair was approximately 87% completed.
- Scaffolding is erected on the lanais of the following units: L2, L4, L6.
- Delays are expected due to extra spalling on the Diamond Head side and because of the wet and windy weather.
- ✚ **Update on the Window and Lanai Sliding Glass Door Replacement Project:**
 - Please review the Window and Lanai Sliding Glass Door Replacement Project notice that was distributed to all the owners in January; the notice contains important information about the upcoming project. The project, which consists of 3 Phases, will start in Spring/Summer 2019.
 - Elite Window and Railings (ERW) was on property for two days on February 12 & 13 to meet with residents and answer questions about the upcoming project.
NOTE: Updates are in blue & changes are in red.

PHASE 1: WINDOW REPLACEMENT AT THE 31ST FLOOR

ESTIMATED START DATE:
SPRING/SUMMER 2019

ESTIMATED DURATION: 2 Months

DEADLINE TO NOTIFY ERW ABOUT AIR CONDITIONERS: JAN 11, 2019

*Measurements were completed on each unit and the owners survey is due on Monday February 18

PHASE 2: OPTIONAL LANAI SLIDING DOOR REPLACEMENT

ESTIMATED START DATE: July or August 2019

DURATION: Depending on the number of sliding doors contracted

DEADLINE OF INTENT: FEB 9, 2019 **March 8, 2019**

DEADLINE TO SIGN CONTRACT: FEB 28, 2019 **March 8, 2019**

INVOICE DATE FOR 50% DOWNPAYMENT:
No later than MARCH 15TH

DEADLINE TO PAY DOWNPAYMENT: APR 14TH, 2019

FINAL INVOICE DATE: AFTER INSTALLATION

* The minimum of 20 sliding doors was reached to obtain the discounted pricing.

STACKS 03-12: \$19,862) **STACKS 01 & 02:** \$24,552 (Large Lanai)+ \$19,104 (Small Lanai) = \$43,656

PHASE 3: WINDOW REPLACEMENT FLOORS 4-30

ESTIMATED START DATE: Fall of 2019 or Beginning of 2020-**estimated mid 2020**

DURATION: 4-5 Days per unit

DEADLINE TO NOTIFY ERW ABOUT AIR CONDITIONERS: May 10, 2019

Surveys will be sent out a few months prior to start.

BOARD ACTIONS

- Approval of Seal Masters change orders for 10-12 spall repairs and door replacements.
- Ratification Approval of EDC Technologies' takeover of the hot water controls system as our previous provider went out of business. There will be no price increase for this change of service.
- Approval of Alaka'i Mechanical proposal to relocate fire sprinkler lines at a cost of \$2756.54.
- Board member Jim Curtin announced his resignation and Daniel Gick was unanimously voted in to fill the vacancy until the annual meeting in March. We thank Jim for his years of dedicated service and we welcome Dan to our team.

- The Board approved \$55, 137.14 for Alaka'i Mechanical to upgrade to meet code and reroute the trash and pump room drain from the storm drains which run to the ocean, to the sewer which lead to the treatment plant. And, the board also approved at a cost not to exceed \$10,000, the electrical costs related to the project.

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Pleas Kokua:

1350 Ala Moana is a no-smoking building. There should be no smoking anywhere on the premises – not inside your unit, not on your lanai. This is one of our fire safety assets and it is important.

There is no glass allowed at the pool – no glasses, no bottles. No one wants cut feet from any accidents.

Noise should be kept down in the pool. The sound travels up and prevents residents from hearing conversations and their TVs.

Mahalo for obeying our 1350 community rules which try to keep us all safe and help us enjoy our homes.