



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD
January, 2020

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

BUILDING NEWS

- ✚ It was another wonderful Christmas party this year! Thanks to our amazing staff who handled all the arrangements and served us. We were especially moved by Charmaine, Denissia, and Mark who entertained us with a hula!
- ✚ As joyful as it was to celebrate with our staff and residents during the holidays, it was equally difficult to say good-bye to Nemecio "John" Acupido, our operations assistant who retired after 36 years at 1350. A luncheon was held in his honor where he was presented with a plaque and a monetary gift. He will be sorely missed!
- ✚ We learned that last month a resident was the victim of a purse and grocery snatching on the sidewalk fronting our property. We urge everyone to be vigilant!
- ✚ The exterior renovation project finally came to a close after Seal Masters completed the work on the 02 and 04 stacks. Our manager, Ron Komine, did a final walk through. Some punch list items were identified, and the contractor has addressed all noted items to date.
- ✚ In-house staff have:
 - been changing out smoke detector covers as needed. During windy weather, the alarms can be easily triggered when the covers are dirty. When cleaning does not suffice, the whole fixture is then replaced.
 - cleaned the garage gates weekly (Fridays).
 - installed a new light fixture at the bottom of the first-floor stairwell and a new light that illuminates the sign in the front driveway.
 - painted the mauka hallway corridors leading the stairwells on floors 3-PH, unit doors as needed, and the garage back door walkways.
- installed a new fuse holder for the pool cell power box, a new timer for the pool light, a new strainer pot for the spa jet pump, a new valve cover for the pool filter, a new motor for the pool pump, and did re-grouting work as necessary on the Brazilian stone.
- ✚ Many residents requested that the Wi-Fi on the third floor be extended to the pool and BBQ areas. After consulting with Spectrum, our Wi-Fi carrier, it was concluded that new conduit and junction boxes were necessary in order for the signal to reach this area. *All G Electric* was called to complete the installation.
- ✚ *Black Hawk* installed a new rotating digital camera above an existing static camera in the front entrance and in a new location on the third floor with access to the Diamond Head facing lawn.
- ✚ *Alakai Mechanical* made adjustments to the cold water pressure release valve located in the boiler room. The adjustment helped regulate the water temperatures throughout the building,
- ✚ *All G Electric* replaced a damaged electrical outlet and cover near the herb garden on the third floor.
- ✚ *All Trees* completed the annual tree trimming.
- ✚ *Certified Pest Management* changed the day of our service from Tuesdays to the fourth Wednesday of the month.
- ✚ *Johnson Control* conducted the bi-annual fire alarm test. We passed with minor repairs and replacements.

Updates on the Window and Lanai Sliding Glass Door Replacement Project:

I. WINDOW REPLACEMENT AT THE 31st FLOOR
START DATE: January 15, 2020

DURATION: 3 days per unit

II. OPTIONAL LANAI SLIDING DOOR REPLACEMENT
Ongoing

III. PHASE 3: WINDOW REPLACEMENT FLOORS 3-30

ESTIMATED START DATE: March 2020

DURATION: 2 Days per unit

Please note that water and sound testing were successfully completed on the test windows.

BOARD ACTIONS

The Board approved:

- \$4,865.91 to *R. E. Whittaker Co, Inc* for the purchase of a carpet cleaner.
- The reallocation of \$4,303.35 from paint removal to spall repairs as part of the change order with *Seal Master*.
- \$9,254.39 to *Alakai Mechanical* for repair of the emergency water line.

CALENDAR

The next meeting of the Board is scheduled for Feb 20, 2020 (**note it is on a Thursday**) at 6 pm in the 3rd floor party room.