



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD
February-April, 2020

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

THANK YOU!

What is that saying- May you live in interesting times? It most certainly applies to the spring of 2020! 1350 is truly fortunate to have residents and staff who are taking the COVID 19 guidelines to heart and are protecting one another as best we can under these unprecedented circumstances. Mahalo to all who have stepped up to assist our kupuna; A special thank you to Luciana Lustik for being the first to volunteer and for making 500 masks many which were donated to our staff. Mahalo to all who are wearing masks, washing their hands and keeping their distance with understanding and grace, to all who are remaining steadfast and calm – even when it means we can't use the pool, jacuzzi, or the gym!. You are all appreciated and respected and a special thanks to those who nightly clap to show appreciation for our essential workers!

COVID 19 Response at 1350

We have implemented the following in response to the COVID-19 pandemic and the mayor's emergency proclamations:

- Distributed a special notice- flyer on Virus Tips which was given out at the Annual Meeting.
- Closed Pool, Fitness Center, Party Room, Conference Room and are allowing limited use of the BBQ area (cooking only).
- Changed maintenance staff to a limited and staggered schedule for safe social distancing.
- Removed most of the tables on the lanai to respect social distancing. ***Please remember to disinfect tables and chairs before and after use.**
- Requested elevator use to a maximum of two unrelated people.

- Advised that several residents have volunteered to help the elderly shop for food or necessities.
- Require staff, residents and visitors wear masks in the common areas.
- Placed a barrier around the front desk to keep people a safe distance away.
- Require that all visitors be essential.
- Advised residents that the management office is by appointment only. Visitors are limited to those needing IRIS enrollment or those with immediate and urgent requests.
- Installed a plexiglass barrier on Terra's desk for safe Iris registration.
- Suspended individual unit pest control.
- Closed the front entrance 24 hours a day for increased security. If you have not registered your eyes on the Iris system, contact the management office to make an appointment **593.1900**.
- Continue to distribute notices to owners addressing the changes in the building due to the COVID-19 crisis and mayor's directive.

BUILDING NEWS

- ✚ Elections were held for membership on the Board at the Annual Meeting in March. Elected for three-year terms were Kalani Dehmer, Charlie Knight, and Colin Yu. Clifford Mirikitani was elected to a one-year term.
- ✚ Election of the Board's Executive Officers was held immediately following the Annual Meeting. They are:

President:	Yvette Rogers
Vice President:	Daniel Gick
Secretary:	Colin Yu
Treasurer:	Charlie Knight

- ✚ The window and sliding door projects have been suspended until further notice due to COVID-19.
- ✚ Black Hawk has replaced old analog cameras with new digital ones. The front entrance is now viewable again on channel 900.
- ✚ Portions of the Brazilian stone were repaired by Ace Tile.
- ✚ Alakai Mechanical completed refurbishing heat pump #3. The heat pump is now running more efficiently and producing more hot water. They also repaired a leak above the trash room.
- ✚ Alakai and MD Restoration and Sage Water completed cleaned repaired and replaced air conditioning systems that service the office
- ✚ Spectrum completed a job in the pool and BBQ areas so that Wi-Fi is now available there.
- ✚ AAA Fire Equipment, INC conducted our annual fire sprinkler, fire hose and dry standpipe tests. All are in working order.

FIRE SAFETY REMINDERS

- **Fire Extinguisher:** The AOA provided Fire Extinguishers to every unit in 2017. Recently, one of these extinguishers was used to put out a kitchen fire. Make sure that you have a working fire extinguisher in your unit and familiarize yourself with how to use it.
- **Smoke Alarms:** Every unit should have 3 working smoke alarms (one for the kitchen and one for each bedroom). If you are missing an alarm or if any of your alarms are making a chirping sound, please inform the front desk ASAP. A chirping sound indicates that the battery needs to be changed.
- **Doors:** Do not keep doors propped open as this breaks the fire seal.

In-house staff:

- Performs professional level carpet cleaning through the acquisition of a commercial grade carpet cleaner which is saving money overall.
- Replaced the bib for the hose system on the rooftop and thoroughly cleaned the area.

- Performed a special cleaning of the drain covers of leaves and debris.
- Continues working on dethatching the grass on the third floor. This removal allows for the water and nutrients to get down to the grass roots and promotes healthier re-growth.
- Continues to replace old lighting with LEDs throughout the building and grounds.
- Continues re-painting and refinishing routines & maintenance on trash doors

BOARD ACTIONS

The Board approved:

- **\$13,036.00** to Ace Tile to repair and reseal stones on the pool deck.
- **\$67,016.95** for a window change order to supply and install open ended Hilti Loops at the Bird Net corners.
- **\$74,083.74** to Alakai Mechanical to replace booster pumps.
- **\$3,000** to hire Randy Maruyama to provide a mechanical study on the air conditioning.
- **\$5,748.69** for AAA Fire Equipment to perform the five-year standpipe test.
- **\$8,787.75** to AAA Fire Equipment to replace fire hoses.
- **\$2,520.44** to Ridgeway Construction to repair a door frame and surrounding gyo board. In-house staff will do the touch up painting.
- **\$136,986.85** for Alakai Mechanical to overhaul three heat pumps.
- **\$15,706.80** to Blackhawk to upgrade the security system network.
- **\$3,665** for Alakai Mechanical to repair the heat pump ducts.
- **\$49,429** for Ace Tile for the labor, **\$17,229.24** to Marazzi for the purchase of tiles, and **\$6,840** to Mark Boatman for the wall covering removal as part of the tile replacement project on the 1st and 3rd floors.
- **\$52,534** to Ace Tile for the BBQ area renovation.
- **\$7,916.23** to Precision Pool to remove the pool equipment in preparation of spalling repairs in the pool equipment room.

CALENDAR

The next meeting of the Board will be a virtual meeting on May 20, 2020 at 6 pm.