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## THE BOARD'S BULLETIN BOARD

*March 31, 2010*

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

### **CHANGES ON THE BOARD**

Mary Anne Vorfeld has resigned as a member of the 1350 AOA Board after having served seven years. We thank Mary Anne for her most valuable service. The Board has appointed Richard Brawley to serve on the board. His appointment will run for the remainder of her term, which ends in 2011.

### **NEW COUNSEL**

The Board has named Phillip S. Nerney, Esq., to be the new counsel for the Board and the 1350 Ala Moana AOA. Attorney Nerney has had extensive experience working on Oahu with condominium boards of all types since the early 1990's.

### **FOURTH OF JULY PARTY**

The Board voted to change the format of the Fourth of July Party. In past years hot dogs, hamburgers, and soft drinks were provided for all who attended and attendees were asked to bring a dish for "Pot Luck". Because the groups were getting larger and the food preparation and service becoming less manageable, the Board has decided to invite residents and their guests to bring their own "4<sup>th</sup> of July picnics" to the Lanai. Dessert and coffee will be provided, and everyone is welcome to stay to watch the fireworks. We hope that the picnic atmosphere of past years will continue.

### **MANDATORY UNIT INSPECTION**

By now, all of the owners and residents have received notice that mandatory inspections of all units will begin on April 12 and continue to April 21, 2010. Owners and residents have already been given notice as to when their unit will be inspected.

Management will do everything it can to accommodate individuals to make the inspections progress smoothly.

### **INSURANCE**

All but fifteen units returned HO-6 insurance information. Management bought insurance for these fifteen units and will charge the owners for this.

### **RENOVATIONS**

The Board has retained an outside architectural firm to review and approve all major renovation plans for units in 1350. The firm will charge a fee which fee will normally be \$450, but may increase to \$800 for extensive renovations. The firm will also inspect the renovations once completed to see that the contract was completed as planned. Please refer to 1350 Ala Moana Rules and Regulations Revised and Adopted August 5, 2008 Section VII and Appendix B for details on what are considered major renovations. Painting within the unit or installation of carpet, etc. are not considered major renovations but owners must inform the manager (by completing the renovation packet) because of the extra traffic this would cause. The Board has also initiated a fine of up to \$300 per day for any renovations without prior approval. If you have any questions about this, please see the manager. Currently, Apartment 1904 renovation plan has been approved, and apartment 1912 has submitted plans and approval is pending.

## **DECORATIONS COMMITTEE**

The Decorations Committee has been working hard and is about to submit a final plan for re-decorations 1350 to the Board for approval. The renovations will be extensive and residents may experience some disruption of routines as hallways and other public areas are being redecorated.

## **RECREATION**

The putting green has been installed. Please stay within the green. No chipping allowed. Croquet and Bocce Ball sets have been purchased and may be borrowed from the front desk. We hope you enjoy some more freedom in recreation. A fifty-eight inch high definition television screen with a Blue Ray DVD player has been placed in the party room. The remote controls may be borrowed from the front desk.

*Submitted by:* Kwong Yen Lum