



THE BOARD'S BULLETIN BOARD

August 24, 2011

*Prepared by the Community Relations Committee to keep you informed of current developments
Information is deemed reliable, but not guaranteed.*

BOARD MEETING

- The Board regrettably accepted the resignation of Director Jose Labuguen and thanks him for his numerous years of caring and dedicated service
- Persons who are interested in serving as a member of the Association Board for the remainder of Mr. Labuguen's term should submit a letter and resume to the Board as soon as possible. Please leave them with an Operations Assistant at the front desk.
- As a result of improvements in the lanai level membrane project learned from the pilot project, a new less expensive contract amount with Color Dynamics was approved by the board.
- The Board approved funding for several items, including a revised 7 year contract with Oceanic Time Warner Cable for cable TV service; a renovation of the IRIS entry system at a cost of \$20,781.14, and water leak from the lanai 31st floor ceiling repair repayments to affected owners.
 - A new *Air Conditioner Installation Policy* to ensure that condensation water from air conditioners is prevented from leaking into units they serve or into adjacent units below. All new air conditioners should be reviewed and approved by the General Manager. Only through-the-wall or split air conditioning systems will be allowed. Through the wall units must be installed with a sleeve. To ensure uniform appearance, only Friedrich brand air conditioner sleeves are permitted by the Board. Other requirements apply. The full policy will be posted on www.1350alamoana.com.
- The Board passed a *Video Surveillance Policy* that clarifies the respective rights and obligations of owners and the Association with respect to the video recordings made by the Association's surveillance camera system. The full policy will be posted on www.1350alamoana.com.
- Two motions related to the upcoming Plumbing Retrofit Project were passed by the Board.
 - The first motion requests the Association's attorney to prepare a written consent ballot for an Association Bylaw amendment to authorize the use of Association's funds for payments to owners regarding some repairs in connection with the plumbing retrofit project. This will be sent to all owners for a vote in the near future.
 - The second motion requests the Association's attorney to draft a letter to all owners with respect to costs to be charged to owners for repairs that are necessary because of unit owner-caused code violations or safety issues within the plumbing chase that are discovered during the Plumbing Retrofit Project. These include such things as: dryer vents, electrical wiring, inadequate drywall and more.
- The Board approved a motion requesting the Association's attorney to draft a letter to Lanai level owners with respect to owner costs associated with lanai window and door replacements required in connection with the Membrane Waterproofing Project.

SPALLING AND CRACK INVESTIGATION & REPAIR

The contractor has reported that none of the cracks or spalling are structural, and are caused by natural aging of the building. They will be addressed as part of the current spalling repair project.

OWNER'S FORUM

An Owner's Forum was held immediately preceding the Monthly Meeting. The following are some of the issues and topics that were discussed:

Q: An owner asked whether it is possible to lock the door from the inside without toggling the auto locking feature of the door.

A: No. The door is designed to toggle the lock feature when the door is locked from the inside using the thumbturn.

Q: Was the Penthouse level on the roof safely constructed?

A: Yes. It was built by the developer shortly after the completion of the building according to code and is considered safe.

HALLWAY PROJECT UPDATE

The Hallway Project is expected to be completed in the next couple of weeks. Touch up and punch list items are all that remain. Thanks to everyone for helping to give 1350 a much needed facelift!

- **Hallway Project Assessment Payment.** Please remember that your Hallway Project Assessment Payment was due in full on February 1, 2011, in addition to your regular maintenance fee payment. If you have not yet paid your Hallway Project Assessment Payment, please make the payment as soon as possible.

PLUMBING PROJECT UPDATE

- A Plumbing Project Owner's Forum is scheduled for 7 pm, this Thursday, September 1st, in the 3rd Floor party room. Richard Furst from Alana, Buick & Bers (our consultant) will report on the forensic evaluation and analysis that was recently completed, and the plans for the upcoming pilot project. Mr. Furst will be available for Questions and Answers. The proposal by the Board to obtain owner approval to allow reimbursement of certain owner costs

will be discussed. This is an important meeting so you are encouraged to attend.

- A special Board's Board dedicated solely to the plumbing retrofit project will be available after the September 1st meeting.

LANAI FLOOR MEMBRANE PROJECT UPDATE

- A Lanai Floor Membrane Project Owners' Forum for affected owners will be scheduled soon.
- The Lanai Floor Membrane Project in Unit L4 has been completed, except for certain punch list items. The Pilot Project has provided a great deal of very useful information that will help to make the Lanai Membrane Replacement Project go as smoothly as possible. Among other things, our consultant determined that the lanais can be accessed by cutting an access hole in a lanai wall, thereby significantly reducing the impact on affected owners.

ACTION ITEMS

- The PPC committee is continuing to look at pigeon control devices and is testing them.
- Investigation and Implementation of updates to the 1350 website, including communications with owners by email.

CALENDAR

- The next general Plumbing Retrofit Project Owners' Forum will be held on Thursday, September 1st, at 7:00 pm in the 3rd Floor Party Room.
- The next general Owners' Forum will be held on Wednesday, September 28, at 5:30 pm in the 3rd Floor Party Room.
- The next meeting of the Board of Directors is scheduled for 6 p.m., Wednesday, September 28, 2011.

Submitted by the Community Relations Committee