



1350 ALA MOANA



THE BOARD'S BULLETIN BOARD Year End 2019

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

BUILDING NEWS

✚ As we approach the Holiday season, here are some helpful reminders:

- If you are aware of a leak in your unit, please inform the front desk immediately! The sooner we can take action on it, the better it is for everyone in the building.
- Please turn off the water valves before you leave for any long-term travel.
- Do NOT throw sanitary wipes (of any kind), dental floss, or waste cooking oil in sinks or toilets. They cause the pipes to clog! We've already had some costly repairs as a result of improper disposal of the aforementioned items.

✚ The annual holiday season donation envelopes will be sent out shortly. Please show your appreciation of our staff's effort by donating to the pool.

✚ As for the latest updates on the Exterior Renovation Project, the contractor is currently working on the 02 and 04 Stacks. Per the latest schedule, the estimated completion date is extended to November 27th, 2019. Scaffolding has been placed on the lanais of L2, L4. Painting, scraping and concrete repair work continues on the exterior of the garage.

✚ For the Window and Sliding Door Replacement Project, here are some latest dates:

- 31st floor window replacement is estimated to start on January 6, 2020. Estimated duration is 3 days per unit.

- 3rd to 30th floor window replacement is estimated to start Spring 2020. Estimated duration is 2 days per unit.
- Optional lanai sliding door replacements started on September 6, 2019.
- A preliminary schedule will be distributed to all residents and will be mailed to off-site owners.

✚ As usual, our in-house staff was busy performing maintenance to various parts of our building:

- Conference room was freshly repainted.
- New flood lights were installed above the first and second floor garage entrances.
- BBQ picnic benches were repainted
- The pool was drained due to a leak in the pipe in the pool pump room. While the spa was drained, staff made necessary repairs in the pool pump room and polished the pool tiles back to their original luster.

BOARD MEETING NOTES

The following action was taken:

- Amendments were made to the Air Conditioner Installation Policy.
- The Board approved overhauling heat pump #3 at a cost of \$47,897
- Sealmasters Hawaii change order 19 and 20 approved at no cost.
- Kawika's Painting, Inc proposal was approved for mockup CIM Adhesion Test on the lanai level.
- Paint/Spall project substantial completion approved.
- Pool equipment replacement was approved for 2020 at a cost not to exceed \$32,000.

- 2020 budget and reserve study was approved with a 2.65% increase in dues.

CALENDAR

- Save the date for the annual building Christmas party. It will be held on December 8th from 5pm-7pm at the lobby. As usual, there lots of great food, music, drinks, and company!
- The next meeting of the Board of Directors is scheduled for Wednesday, January 22, 2020 at 6:00pm in the 3rd floor party room.