



YACHT HARBOR TOWERS

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NEWSLETTER



President's Monthly Report

Please attend the March 16th pre Annual Meeting discussion of major issues before the Owners and Board of YHT. The meeting will be held at the Ala Moana Hotel at 6:30 P.M. Knowledgeable consultants will explain issues relating to elevators, lobbies windows, security, day to day maintenance, swimming pool, planters and upcoming needs for building painting and hall carpets. We estimate remediation costs of all matters to be discussed and which are before the board range from 10 to 12 million dollars. Informing owners and receiving comments is important to the board for its future action.

At the Board meeting of January 20th, the board approved soliciting proposals for management services from three management companies. Once the proposals are received the board will evaluate them and determine whether to accept or reject a management change from self management to management services and timing. In any event internal management would not change.

The Board approved architectural service contracts for establishing window specifications for common element window replacement. Replacement of those windows is in contemplation over a four year plan with an estimated cost of \$5.4 million. The board sought explanation of a structural engineer's report on repair of spalling in the planter area facing Ala Moana. An after board meeting was held at which the consulting engineer explained that the spalling was significant with any delay in remediation causing the cost to increase. Cost of up to \$600,000 for repair and replacement of elements was estimated.

The Board approved a contract for security evaluation from an architect and security expert. Elevator repair and mechanical modernization was discussed and a meeting with Otis was requested.

Service costs were approved for faxes, copies and security staff. Tom Borges, maintenance consultant, was solicited to write specifications for out sourcing air conditioning services for owners except for attention the drip pan. Legal claims that in house maintenance created association liability drove this request.

Elimination of termites in the Diamond Head Lobby was reported by the YHT Manager. Major fumigation such as lobby tenting is not available because of danger to people according to our pest elimination provider. Damage was assessed and noted to be mostly in the wood behind the surface of the paneling. While continued locally applied pesticide use was approved, the board sought a more long range solution and requested the manager to look to other providers for suggestions.

The Board heard from owners about the poor condition of the lobbies and the need for window replacement to stop unit rain damage. To the 22nd of January the board or members of the board held 9 meetings with consultants, in committee or in the monthly board meeting. *Mr. Richard Guy, President*

Annual Meeting Owner's Forum

March 16, 2009

All homeowners are asked to make a note of this date as this date has been set aside as the "Pre-Annual Meeting" Owners Forum.

This meeting will provide input from several different professionals representing various trades such as Architectural, Engineering, Elevator, Pool Contractors as well as any other key representatives that may prove essential.

They will present information on the condition of the systems and maintenance needs of the same, from their respective professions so that owners can be fully apprised of the needs of the property.

It is hoped that this meeting will allow the meeting on Tuesday March 17, 2009 to be solely for the purpose of facilitating the required Annual Meeting business.

Inside This Issue

PAGE 1

President's Report / Annual Meeting Owners Forum

PAGE 2

M&P Committee Update / Energy Feasibility Study Approved / Reminders

PAGE 3

B&G Committee Update / Reimbursables Update / Security Report

PAGE 4

Your Board of Directors / General Manager's Corner / Aging in Place / Leaflet Distribution Notice / Rec. Area Update

YACHT HARBOR TOWERS

MANAGEMENT & PLANNING REPORT SUZANNE LEMOINE, COMMITTEE CHAIR

The M&P Committee met on Monday January 12th, and again on Wednesday January 14th due to an extensive list of issues on the agenda which now require attention.

These included an elevator modernization presentation and discussion on how best to address elevator operation failures, structural deterioration, and modernization for energy efficiency

which can result in considerable operating and repair cost savings.

The need for new, code compliant, window specifications was also discussed, as well as the need for an energy system study and plan to increase energy efficiency resulting in energy savings and rebates.

Also requested was a flooring and sound proofing standards review to help mediate the problems stemming from the installation of hard surface flooring without address

the noise transference problems that arise as a result.

Also of importance, Pacific Atelier submitted a proposal which the Board accepted to conduct a review of the Association security needs.

The M&P Committee has also undertaken a review of management company proposals for the Association and has recommended to the Board a review of the feasibility of such an arrangement.

ENERGY FEASIBILITY STUDY APPROVED

At the January meeting the Board approved a proposal from Notkin Hawaii, Inc. to perform an energy feasibility study.

This study will encompass site visits, plan reviews and comprehensive discussions with the staff to gather information to determine estimates for end-use loads of air conditioning, ventilation, water heating, lighting, motors, etc.

Essentially, as technology has improved since the construc-

tion of YHT, many of the systems now in place within the community, while still functioning properly, cannot provide the cost savings associated with equipment now available.

Through this study the Association hopes to identify cost savings through measures like better lighting and controls, more efficient motors and pumps with better controls, a more efficient HVAC system with better controls, etc.

The end goal is to have all of

the systems tied into an energy management system which would will also increase efficiency through better staff management.

In light of climbing energy costs, and as a result of rising oil costs, the Board has been very proactive in their efforts to increase efficiency as well as decreasing costs. With much work to be done, the Board truly deserves credit for its forward thinking.

REMINDERS

1. The annual meeting is scheduled for 6:30pm Tuesday March 17,2009 and will be held at the Ala Moana Hotel. The Association will be using the same room as last year. Information will be available through the management office for those that may be unfamiliar with the location.
2. The recreation area opens daily at 7am and closes daily at 9:30pm. If you are using the area or are enjoying a gathering in one of the grill areas or cabana please remember, the area must be secured at 9:30pm by security. Please begin your clean up to ensure you are prepared to leave prior to this time.
3. Please do not take food or beverages into the pool area. We recommend that you keep all food and beverage products at least 12 feet away from the pool to avoid accidents.
4. The tennis courts are available between the hours of 8am and 9:30pm daily. Please enjoy them. If you do use the courts and observe another party waiting, please limit your use to one hour from the arrival of the waiting party.
5. The office will be closed on Monday February 16, 2009 in observance of President's Day. Please watch the elevator postings for information about guest parking.

BUILDINGS & GROUNDS GARRETT WHEELER, CHAIR



The B&G Committee's most notable update is that Continental Mechanical was selected as the vendor to replace our two chill water pumps. You will likely have read the notices in the elevators. We are currently working to execute the contract and schedule this work and will provide updates as soon as they are available.

The Board, with the Committee's recommendation

selected the furniture to be installed on the 5th floor recreation area deck. We hope you are pleased with the new style as well as the overall project upon completion. There has been much time and effort from the Committee and the GM on this project.

The Board also recently approved a revision to the traffic pattern on the IP level. Implementation will be

made upon completion of required signage and notification to all residents. We hope this effort works to improve identified concerns on the IP parking level.

Much of the effort of the Committee stems from issues being brought to the attention of the Committee by the GM, who receives them from our owners. If you have ideas, suggestions, or concerns, please be sure to share them with the GM for presentation to the Committee.

REIMBURSABLES UPDATE

The Board of Directors approved the following changes to the reimbursables program. These changes will go into effect upon distribution of this newsletter.

Fax Services: (*Incoming & Outgoing*) To be provided at a rate of \$3.00 for the first page and \$1.00 per page thereafter. *There will be no charge for a cover letter.*

Copy Services:

*8 1/2 x 11- Would be provided at \$.50 for the first page and \$.20 per page thereafter.

*8 1/2 x 14 – Would be provided at \$.75 for the first page and \$.25 per page thereafter.

*11 x 17 – Would be provided at \$1.00 for the first page and \$.35 per page thereafter.

Security Assistance: To be provided at the rate of \$10.00 per 15 minute period.

Window Specifications

At the January 20, 2009 regular meeting of the Association Board of Directors a motion was approved to authorize the architectural firm Pacific Atelier to provide a review of the current window replacement specifications.

Also included as part of the proposal is the preparation of specifications in accordance with current building codes, ensure uniform building appearance, provide sound attenuation, increase thermal efficiency, increase interior vistas where feasible, meet IBC 2006 wind load standards, and local building requirements, and minimize installation costs.

Upon conclusion the Board will then determine at what point on the schedule a window replacement project can be placed with budget constraints a primary consideration.

Knowing the frustration of the many owners desiring to replace their windows as soon as possible, we are very pleased to report these steps to work towards such a resolution. Your continued patience is very much appreciated.

Security Report

The Security Committee continues to evaluate the Association and has recently approved a consultant's review of our security operations for issues ranging from staffing, assigned duties, physical security and all other issues that may impact the overall security of the Community.

One issue currently being explored is the installation of additional security fencing around the perimeter of the 2P parking struc-

ture.

If you have ever experienced an incident as a result of a security breach, or would like to provide your ideas or comments on this matter for review, please document them and provide them to the Management office for presentation to the Committee.

We would also like to remind all of our residents of the need for prompt reporting of suspicious persons or activities. Often times such incidents are not reported to security or the man-

agement office until the next business day or later. As a result, there is little action that can be taken and often times, potential crimes are not averted. If you observe something that appears out of the ordinary within the community, please take the time to report it to the security team as quickly as possible. The parking booth is manned twenty four hours per day and can place a notice to all staff upon receipt of such a report. Your assistance and vigilance can often times be the greatest deterrent to crime.

Yacht Harbor Towers
Board of Directors

Officers

President *Richard Guy*
Vice President *Suzanne LeMoine*
Secretary *Hugh Mitchell*
Treasurer *Paul Allard*
Asst. Treasurer *Lei-Jayne Lee*

Directors

Richard Port
Audrey Kubota
Garrett Wheeler
Cal Dickinson

Leaflet Distribution

As a reminder to all residents, the distribution of leaflets, pamphlets, or other materials for the purposes other than official Association business is prohibited within the Community per the Association Governing Documents.

This would entail distribution to the individual unit doors, personal automobiles or dissemination within the common elements.

If you desire to distribute information for the purpose of conducting Association business you may do so provided that advance notification and approval is received from the management office before

General Manager's Corner: Is it me or did January fly by quickly? At the January Board meeting I was actually able to provide the Board with vacation dates, the end of my first year is that close. While it wasn't all roses and champagne, it was certainly exciting. I have met a lot of great people since my arrival and have made a lot of new friends. As we enter into the coming spring and summer months I am very excited to be a part of the recreation area improvements. While I appreciate the disappointment that results from the closure for up to two weeks, I trust that the re-opening will be met with approval. A lot of effort is being put into this so that the area is reflective of a true premier property. This project, plus the numerous mechanical projects that are underway, will go a long way towards keeping Yacht Harbor Towers well prepared going forward. I will be the first to admit, however, that these projects alone do not constitute all that is required. As we all look around we can see, or witness, other areas where improvements can be made. I see them every day and would like to assure you that, I agree, our Community could look better, run more efficiently, be more inviting, etc. I welcome your comments on such issues and even if they are not incorporated immediately, does not mean that they cannot be in the future. Let's all work together to bring YHT back into it's Glory. *Michael Turman, General Manager*

Aging in Place Report *Audrey Kubota*

On Friday Feb. 20, Frances Nishioka and Suzie Schulberg will explain options for persons planning for their later years. They will go over what is involved if you plan to remain at home, are considering moving into a retirement community, or if you need nursing home care. Please join us for this most informative hour. Our meetings are from 2-3 pm in the Diamond Head building Conference Room on the 2-P level. Doug Stahl will be leading this meeting. *Audrey Kubota, Chair*

Recreation Area Update

The replacement furniture has been approved and purchased for installation during the scheduled closure at the end of March. The Board has approved a commercial quality 'sling' style that is consistent with the color scheme of the property.

We are also working with a contractor to consider cabinetry, counter tops and table top replacements to match.

It is our goal to provide a rec. area that all residents will enjoy for years to come

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Place
Postage
Here