



Newsletter

February 2016

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Kevin Showe, PRESIDENT'S MESSAGE

I am writing this message from wintry Ohio. Like many of the Nauru Tower owners who live off island, my wife and I are looking forward to returning to Hawaii in March to enjoy the incredible weather, food, activities and enhanced shopping.

This past year, Hawaiiana Management Company under the direction of your Board of Directors has implemented the beginning of the most major capital replacement initiative in Nauru Tower history. The newly installed pool deck, pool deck furniture, BBQ grill area shade and water sport storage area looks terrific. Underway is the replacement of the building chillers, boilers, domestic water pumps, LED lighting retrofit, and elevator modernization.

It is truly amazing to see the transformation that is now underway in our block. The experience of Nauru Tower has changed significantly with the redevelopment of the Ala Moana Shopping Center featuring even more world class shopping venues a mere thousand feet away. High end condominium towers are sprouting up and the Kaka`ako experience will stretch far beyond the "Super Block". It is incredible to see new neighboring condominium projects eclipsing values of over \$2000 per square foot! At almost half the price, the value of Nauru Tower is outstanding. Our front row location overlooking the magnificent Pacific Ocean is irreplaceable.

Over the years, our immediate neighborhood has become more pedestrian. A few blocks away, the Whole Foods store is now under construction. The long awaited completion date of the Rail is getting closer.

Over the past year, the Board has been discussing the opportunity to enhance the ground floor pedestrian arrival experience. WATG Architecture has designed exciting plans to create a "front door" along Ala Moana Blvd. which feature a spectacular pedestrian gates, upgraded landscaping, and entry door control systems to allow for a high class building entry. This will transform the area from a back of the house "basement entry" to a primary pedestrian connection for our owners and guests.

I want to take this opportunity to thank the owners who have attended the AOA Board Meetings this past year to provide valuable owner input. Your Board of Directors along with Hawaiiana Management have worked very hard to chart the course to secure Nauru Towers position as one of the most outstanding condominium communities in the State. The future of Nauru Tower is indeed very bright!

Wishing all of you a healthy, joyous and prosperous year!

Kevin Showe

BOARD POLICY & PROCEDURES • BUILDINGS & GROUNDS

House Rules

Under the leadership of V.P. Gerald Greer the Board worked tirelessly in reviewing the House Rules for revisions with an emphasis on making the common areas more accessible and enjoyable for everyone. These draft revisions to the House Rules were then sent to owners in September 2015 for their comments which were then incorporated for approval by the Board at its January 26th, 2016 Board meeting. However, approval of the House Rules was deferred at that meeting due to the addition of two important items approved by the Board for incorporation into the House Rules and one additional item that needed clarification as discussed below. So that you can appreciate and enjoy the new

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**NAURU TOWER
Board of Directors**

Kevin Showe	President
Gerald Greer	Vice President
George Ann Skandis	Secretary
Klaus Radtke	Treasurer
Dawn Smith	Director
Keith Horita	Director
Bob Speers	Director
William K. Wong, Jr.	Director
Patty Naus	Director

UPCOMING BOARD MEETING

**2016 Annual Meeting
Tuesday, March 22, 2016
Registration at 6:30 p.m.
Meeting to start at 7:00 p.m.**

**A SPECIAL
THANK YOU!**

A very special Thank You to all the Residents who have contributed to our 2015 Employee Appreciation Christmas Fund. Your generosity made for a very special Christmas holiday.

*Mahalo nui loa,
The Nauru Tower Staff*

Farewell!

Best wishes and a fond farewell to Shayne Yatsushiro from maintenance and Nati Garnace from house-keeping for their



dedication and commitment to our mission at Nauru Tower. Shayne was recently hired in the apprentice program at Pearl Harbor as an Electronics Mechanic and Nati will be moving back to the Philippines with her family. Our best wishes to both Shayne and Nati on their future endeavors.

(Board Policy & Procedures, Continued from front cover)

House Rule changes, the Board will attempt to approve them at a Special Board meeting in conjunction with the annual meeting set for March 22, 2016.

Item #1 states that *“Employees of the Association will not be permitted to work for owners.”* This policy is to protect the Association from potential liability and is a standard policy in virtually all condominium associations.

Item #2 pertains to the newly installed kayak and surfboard racks and states that there is a yearly storage fee (presently set at \$120/year).

The important additional item pertains to alcohol consumption by minors. While alcohol consumption will be permitted in selected common areas, by Hawaii law, minors (under the age of 21) are prohibited from consuming alcohol. It is also unlawful for any adult to provide or purchase liquor for consumption by minors (under the age of 21) or allowing them to consume or possess alcohol on property under their control. Anyone who violates this law will be guilty of a misdemeanor offense. Furthermore, in an effort to discourage minors from drinking and driving, the State of Hawaii has passed zero alcohol tolerance laws. Anyone under the age of 21 caught driving with a measurable amount of alcohol in their system will be charged with driving under the influence (DUI).

Many owners and their residents, especially from foreign countries, may not be aware of the Hawaii laws as alcohol can often be consumed in such countries by minors over the age of 18.

Once the amended House Rules are adopted by the Board, you will be able to enjoy a glass of wine when you have a BBQ or have a party on the 7th floor recreation deck and also food and drinks (but no alcohol) within the 5th floor pool deck adjacent area characterized by the three planters. However, please understand that consumption of alcohol in the common areas comes with a great responsibility on your part and that you are also responsible that no alcohol is served to anyone under 21 years of age. If alcohol is served to a person under the legal drinking age, not only you but also the Association may be fined and lose its privilege of allowing alcohol consumption in selected common areas. The Association’s liability insurance policy will not cover the Association if any minor consumes any alcohol at an Association function. In addition, your individual Homeowner policies will not cover you for any claims arising from minors consuming alcohol in your presence or at your function.

To protect yourself as well as the Association when alcohol is served, it will be required that you have an HO-6 policy with minimum liability coverage of \$500,000 on file with the General Manager.

Requirement for HO-6 Homeowner Policy

The HO-6 Homeowner policy is a standard condominium policy and most of you probably already have it without even realizing it. The Board is concerned about overall liability and is finalizing a resolution to require all owners to carry an HO-6 policy to protect themselves and other owners. Such a resolution will be taken up at the next Board meeting and will be mailed to you for approval. In order for the mandatory owners’ unit insurance policy to go into effect, requiring all owners to secure HO-6 policies for their units, the policy must be approved by a majority of the owners.

The Board strongly recommends that you approve the requirement for an HO-6 Homeowner policy. Water leaks from toilets, washers, sinks, etc., are a major problem and can result in major repair cost not only to your unit but to units below as has happened so often. If you carry no Homeowners’ insurance, any upgrades made to your apartment will not be covered under the Association’s policy. Secondly, you will have no coverage to pay the deductible under the Association’s policy if you were at fault.

JCI Energy Savings Performance Contract

At the 1-26-2016 Board meeting President Kevin Showe reported that the Board had a pre-construction meeting with the JCI construction engineers with the project due to commence as soon as permits are in hand by the contractor. The residents’ patience and understanding will be greatly appreciated as this is the biggest capitalization project for Nauru Tower.

The chillers, heat pumps and other equipment have been ordered and will be delivered by the end of March. Watch your elevator bulletin board for further updates, as a start-up party is being planned to which all of you are invited, courtesy of JCI.



Elevator Modernization

This project is also moving ahead after some initial delays caused by the construction consultant for the project without whose oversight the project can not proceed. Unfortunately, there is presently a building boom in Hawaii where everyone is squeezed for expert labor that often comes from the mainland. Again, please refer to your elevator bulletin board for further updates.

Landscape Improvement

Look around and you may realize that landscape improvements are continuously being carried out. A recent example is the deteriorating hedge in front of our main lobby which has been replaced with Golden Dust. Such improvements are carried out by our landscape personnel under the supervision of General Manager Irvin Uemoto, as we have to be budget-minded, since for every additional \$52,000 spent not wisely your maintenance fees can increase by about 1% per year.

ADL Handicap Access

An ADL handicap access pathway is being planned from the main lobby to the parking garage. Basically the present pathway will be cost-effectively widened, a concrete surface will be installed, and the curb cut for wheelchair access.

Klause Radtke, PhD

Treasurer, Building & Grounds Coordinator

AMENITIES UPDATE

We hope everyone has noticed the improvements to our common areas that have been completed recently. Over the past few months, the Nauru Tower Board has implemented several enhancement projects to make living at Nauru Tower a better experience and to augment our property values. The following is a brief summary of what has been accomplished thus far and what's next for upgrades.

Swimming Pool: After six months of construction, our newly-enhanced pool and deck were opened in a brief ceremony just before Christmas. In addition to infrastructure repairs to prevent further leakage, we now have a beautiful new quartzite deck surface, a new canopy covering extending the shaded area and stylish new pool deck furniture. All in all, our pool area is now much more functional, comfortable and attractive. This project was brought to completion on time and on budget through the diligent efforts of the Board. Up next are lighting improvements for after-dark pool use and additional furniture items.

(continued on back cover)

PROXY REMINDER

Our Nauru Tower Annual Meeting is coming up on March 22nd. Hawaiiana mailed out a Notice of Annual Meeting packet to all owners. Your prompt response in turning in your Proxy is appreciated.

We are working to get the proxies returned early to meet quorum, this would avoid another mail out by Hawaiiana at the expense of the owners.

If you need a copy of the Proxy, contact Joni at 808-592-1200 or joni@NauruTower.org.

Return the Proxy to Joni via email (joni@NauruTower.org) or fax (808) 592-1208, or send directly to Hawaiiana.

If you are here at Nauru Tower, feel free to stop by the management office to fill out a proxy.

If you have already sent your proxy in, Thank you!

NEW OPERATIONS MANAGER



Please join our management team in welcoming Gilbert Biaquis, our new Operations Manager at Nauru Tower. Gilbert comes to us from Andrews International where he served as Director of Operations. Gilbert's background, education, and work experience is very diverse, yet he brings to Nauru Tower a specific skill-set necessary in assisting our team to the next level in delivering exceptional services to our valued residents. His resume reflects a strong background in law enforcement, security, loss prevention, and hospitality where he served the Waikiki Business Improvement District and played a major role in developing the "Aloha Ambassador Hospitality and Safety Program."

BICYCLE REGISTRATION

As policy, all bike owners must register their property with management at the front office and place an appropriate sticker on your bike. (see photo) This is very important as it not only identifies a registered bike, but helps us identify property of a previous owner who may have left behind their personal property.



If the above applies to any resident owner and you have yet to register your bike, you may have noticed a blue ribbon tied around the frame of your bike.

Please contact the front office as soon as possible to update our records. If we do not obtain a response within the next 15 days, we will remove all tagged bikes with a blue ribbon.

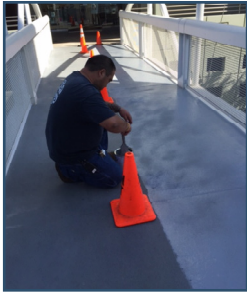
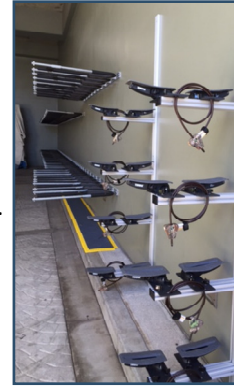
Mahalo in advance for working together with management in achieving a more accurate record keeping of our inventory. For any questions, feel free to stop by our management office to speak with Joni Crook, Executive Assistant or Gilbert Biaquis, Operations Manager.



SITE PROJECTS

In addition to on-going inspections, repairs, emergencies, and daily routine services to maintain our luxury standards, the following are recently completed, current or upcoming site projects:

- Water Sport Storage Racks installed at the cave mauka of the circle drive fountain. Procedures to use these are forthcoming.
- Walkway from parking to tower will be refurbished to provide ADL Handicap access.
- New hedges fronting the tower.
- Resident & Guest entry from Ala Moana Blvd to be upgraded.
- Painting of the walkway on the Bridge.
- Resident & Guest arrival area. Planter at ewa/makai corner of circle drive will be replanted.
- New "push to exit" button for bicyclists and pedestrians at 2A garage gate exit.
- Upgrade of signage at the pool.



PLEASE SHOWER BEFORE ENTERING POOL/JACUZZI
 ATTENTION ALL USERS
 This outside pool shower is meant ONLY to be used to RINSE OFF before getting in the pool/jacuzzi.
 DO NOT use this shower to bathe yourselves with soap or shampoo. This is an UNACCEPTABLE PRACTICE as it is HIGHLY INAPPROPRIATE and causes dangerous slippery surfaces!
 Please use the showers designated in the Men's and Women's Restrooms to soap off and shampoo your hair.
 YOUR COOPERATION IS GREATLY APPRECIATED.
 THE MANAGEMENT

SEMI-ANNUAL AIR CONDITIONING MAINTENANCE SERVICES

Management will be scheduling Nauru Tower Apartment units for our Semi-annual A/C Service. Service will be scheduled in March/April/May, 2016.

Yellow service notices will be placed under your door with the date of your service. Please check the appropriate box, sign and return the yellow card to the Management Office. After service has been completed, maintenance personnel will leave a service detail sheet of their findings and recommendations.

Maintenance work includes changing filters, placing algae tablets, and flushing condensation drain lines. Preventative maintenance will not only keep the A/C unit operating at an optimum level but will also reduce the risk of malfunctions and/or water leaks from clogged or partially blocked drain lines.

As a reminder, it is **required** that all owners arrange for regular maintenance service. This applies to all including those who do not use their AC as well as owners of second or vacation homes. If further work is recommended beyond routine maintenance as indicated above, a list of licensed and insured companies will be provided by the management office.

If you have any questions related to scheduling or the services provided, please call Joni, Executive Assistant at 592-1200.

NOTICE

Your apartment is due for semi-annual air conditioning maintenance on: _____

ON

UNIT SERVICE AIR FILTERS CLEAN

CONDENSATION DRAIN CONDENSATION PAN

ALGAE TABLETS AIR FILTERS CLEAN

UNIT SERVICE AIR FILTERS CLEAN

Signature: _____ Date: _____

(Amenities Update, continued from page 3)

Surfboard Racks: Our new outdoor recreation equipment storage area is now taking shape with the installation of our first racks for boards and kayaks. These are located on the East wall of the large open space across from the front entrance to the lobby. These high-quality holding units feature padded protection and self-locking security for

shortboards, longboards, SUPs and kayaks. The racks are available to residents for a small annual rental fee. See the Admin. Office to sign up for one! Further development of our new outdoor recreation equipment area may include the installation of bicycle racks and more board/kayak racks, as needed.

Social and Entertainment Activities: Not all enhancements need to be structural. The Amenities Committee is currently exploring how to create opportunities for residents to come together to socialize and/or enjoy entertainment events. Some ideas being discussed are Sunday brunch gatherings, pau hana music afternoons, board game evenings, etc. The Board is looking for residents who would like to help organize social and entertainment events. Do you have an interest in bringing people together to socialize, enjoy activities or build more of a community here at Nauru Tower? If so, we need you to volunteer to help make these things happen.

Join Us! The Amenities Committee meets every first Saturday of the month at 11:00 a.m. in the lobby. Our meetings are open to all residents. If you have ideas and suggestions as to how to improve the quality of life at 1330 Ala Moana Blvd., stop by and tell us what you think should be our next improvement projects. If you're unable to attend in person, you can always forward your comments to me at speers@lava.net.

Mahalo,
Dr. Bob Speers, Amenities Committee Chairperson