

Honolulu Park Place News

OCTOBER 2015

CHILLER REPLACEMENT

Over the past 12 months, the HPP Board of Directors has been carefully researching and evaluating different options for replacing the building's chillers. These provide air conditioning for the common areas of the building, as well as the individual units. The chillers must be replaced soon because they are beyond their useful life (25 years) and parts are no longer available for the control panel. It is a major project, but necessary to provide residents with air conditioning. We cannot afford the inconvenience and cost if these chillers fail unexpectedly.



As a result of efforts to examine various alternatives, we have decided to pursue an option that would not require a special assessment. Through a design-build agreement with Johnson Controls, Inc. (JCI), we can purchase highly efficient chillers that will produce chilled water used for air conditioning and finance the purchase through energy savings. JCI will guarantee the energy savings through a performance contract that will enable us to apply the reduced cost of electricity to buy the chillers over a 15-year period. As previously mentioned, this would eliminate the need for a special assessment.

However, because we are borrowing to finance the project, our bylaws require 67% owner approval. Consequently, we will be requesting the approval of the owners for this important project. The materials that will be sent out to obtain owner approval will describe in greater detail the provisions of our agreement with JCI. In the meantime, if you have any questions about this project, please contact me thru the Administrative Office at hppaoao@honoluluparkplace.org, or come to the monthly Board of Directors meeting, which is held on the fourth Wednesday of each month at 6:30 p.m. in the Long House on the 8th floor of the Koi Deck.

BOARD OF DIRECTORS VACANCIES

Presently, we have two vacancies on the HPP Board of Directors. The Board is charged with setting the overall budget and policies designed to upkeep and maintain the building.

You must be an owner to serve as a member on the Board. It is a meaningful way of serving the larger HPP community and becoming familiar with how the building actually operates. Please let me know if you are interested in serving on the HPP Board of Directors.



BOARD MEETING

BOARD OF GOVERNORS VACANCIES

The Honolulu Park Place Club requires a Board of Governors to oversee its operations. There are several vacancies on the Board of Governors and we need interested owners who work out and use the club to consider becoming a member of this Board, which makes recommendations to the Board of Directors regarding equipment replacement and repair and its operations. To become a member of the Board of Governors, you must be an owner, but not a member of the Board of Directors.

APARTMENT AIR CONDITIONING (A/C) UNITS

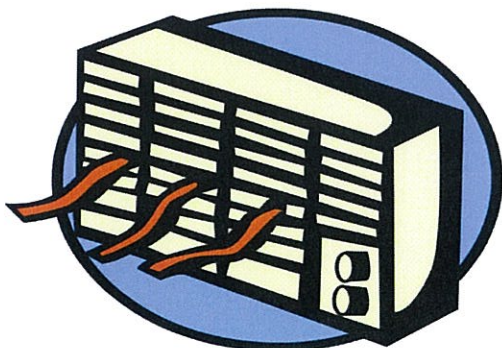
With the age of the A/C units that serve our residents here at HPP, it is so much more important to maintain these air conditioners to keep them operating at optimum levels. Many residents have been diligent in servicing these units by making an appointment when we receive the flyer at our front door.

While certain items within the A/C unit require an annual check, as per manufacturer recommendation, other items require a semi-annual check. The staff and management at HPP will perform all component checks on a semi-annual basis.

Many residents have requested an "upgrade" to their A/C units by having the thermostats replaced with the digital type. Some A/C units originally came with the "dial" type that does not show a temperature read out. Previous management has allowed this practice, which has only led to premature failure of many of the A/C components. We will replace with only what was originally installed. When they do fail, a dial type will be replaced with a dial type, while a digital type will be replaced with a digital type.

During the recent high humidity days, we have experienced power dips and power spikes which have caused damage to HPP property. Some residents have had A/C failures due to the failure of the transformers that convert high voltage to low voltage. Damage claims to Hawaiian Electric are pending. This has been indicated by a high volume of trouble calls from residents that their A/C is not cooling.

We would like to thank HPP residents for their patience as we deal with the backlash from the power dips and spikes.



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