



NAURU TOWER

Prestigious Living

Residential Manager, Duane A. Komine ARM 592-1200 592-1208 (fax)
 Assistant Manager, Julio A. Guillermo Jr. ARM 592-1203
 Administrative Assistant, Robin Ide 592-1200
 Office Hours: Monday - Friday, 8:00 a.m. - 5:00 p.m.
 Property Manager, Richard McDougal Ph.D., CMCA 593-6884 593-6333 (fax)
 Accountant, Chentelle Ramos 593-6886 593-6333 (fax)
 (maintenance fee questions, change of address, etc.)
Nauru Tower Security (NTS) (24 Hours) 592-1203
 E-Mail Address: nauru@aloha.net
 Location Address: 1330 Alal Moana Blvd. Honolulu, HI 96814
 Notary Public Service by appointment only
 Web Site: www.naurutower.com

**Leading the way
in Community
Managed Properties**



Season's Greetings from
Ajā and Simone Komine

ANNUAL EMPLOYEE CHRISTMAS FUND 2001

This year was an extremely busy year with construction of commercial units, pool repair and tiling renovation including the chiller retrofit project, not to mention, recipient of the Institute of Real Estate Management (IREM) and the Accredited Residential Manager (ARM) Condominium of the Year Award 2000. Most recently awarded the IREM / ARM Residential Manager of the Year 2001 and Julio Guillermo receiving ARM accreditation... then our world came to a sudden stop on September 11, 2001 which would change our lives forever...

Our employees continue to provide quality service beyond the call of duty amidst the revelation of our future. Recognizing their dedication, this will be a perfect opportunity to show your appreciation by donating to our 9th Annual Christmas Bonus Fund. This is strictly voluntary solicitation through our newsletter to all residents / vendors. As always, thank you for your continued cooperation throughout the years in sustaining Nauru Tower as Hawaii's premier condominium, leading the way in community-managed properties.

- * You may donate (check or cash) to the Christmas fund in lieu of giving individual gifts, payable to Nauru Tower Association.
- * All donations should be received at the Manager's office by Wednesday December 19, 2001, which will be distributed to all employees by December 21, 2000.
- * Your name will be acknowledged on the Christmas banner near the Manager's office.

During the month of December, Nauru Tower Security (NTS) will assist residents with the freight elevator to transport Christmas trees from 8:00 am to 9:00 pm daily until Christmas day.

Please remember these hours are for transporting Christmas trees only.

Regular moving hours will be enforced. Please do not use the passenger elevator to transport Christmas trees. "Happy Holidays and God Bless America".

HONU CONTEST

We have selected a winner for our Honu contest that was featured in our last newsletter. It was very difficult due to entries were very inspirational or comical, however, the difficult task has been made.

The winner, Beth Page and Craig Floro who will receive a dinner for two at the fabulous Alan Wong's Restaurant which was donated by State Wiring and Contracting.

Entry: *Our pool reopened on 9 September 2001 for all our enjoyment. However, on 11 September 2001, our nation was struck by a great tragedy. In honor of those who perished, we would like to name the Honu, **Freedom, Liberty and Justice.** Freedom is the father, the foundation of our nations greatness. Freedom is partnered with Liberty the nurturing mother of our land. Together they brought Justice for all...*

I think we can all agree that this is inspirational and heart warming to say the least. Congratulations!



Inside this issue:

Chiller Retro Fit Project

Mountain Apple Company



Aerial view of Nauru Tower



**NOTICE
CONSTRUCTION
ALERT**

Construction of vacant penthouse unit 4401 will continue through 2002. Requirements will include City and County Building and Noise permits. Construction is allowed from 8:00 a.m. to 4:00 p.m. and may include Drilling, Chipping, Hammering, etc.

Due to recent concerns, Nauru Tower Security (NTS) Office will hold mail / parcels no longer than 2 days of receipt. We will return mail / parcels to original carrier or destination after 2 days. Please pick up your parcels or deliveries as soon as possible.

Your comments and contributions are welcomed. Please email your suggestions to nauru@aloha.net or fax us at 808-592-1208

CHILLER RETRO FIT PROJECT 2001

The Nauru Tower chiller plant is in the final stages of completion of the chiller plant modification for energy consumption reduction.

The Nauru Tower mechanical room has two Trane CVHE Centrifugal Chillers that function as the heart of the property by producing chilled water and pumping it to the air conditioning fan coil units and air handlers piped throughout the building. This plant was originally designed and built as a central plant with enough capacity for Nauru Tower and Hawaiiki Tower project. However, when the Hawaiiki Tower project was built, it was built with its own mechanical plant. As a result, the Nauru Tower chiller plant has more capacity than is necessary.

A chiller plant investigation was performed to determine energy savings that can be realized by downsizing the chiller compressor to perform more efficiently at actual load conditions. Annual savings estimate at \$37,353.00 or 488,471 KWH energy saved.

The result was a Trane factory authorized *Engineered Conversion* of the chillers. In addition to compressor modifications, environmentally friendly refrigerant is now utilized and high efficiency chiller purge systems were installed to help eliminate refrigerant leaks. A refrigerant monitor was also installed to detect any possible refrigerant leaks. Finally the chiller building automations control was upgraded to the state of the art *Trane Tracer Summit System*. This project qualified for a HECO rebate and will result in long term chiller plant energy savings in the future for Nauru Tower.

MOUNTAIN APPLE COMPANY

Jon de Mello and The Mountain Apple Company (located on the 1st floor makai side of Nauru Tower) are involved in almost every facet of the music and entertainment industry, including publishing, producing, recording, distributing, and staging performances for scores of island musicians and entertainers.

As a record company, The Mountain Apple Company produces and markets the best-selling recorded music in the history of Hawaii. Its music publishing division contains the most extensive Hawaiian and Polynesian music library in the world. Another division license music worldwide and broadcast advertising.

The company is also one of Hawaii's most successful music and video distributors. In another arena of operation, The Mountain Apple Company provides talent management and consulting for many of Hawaii's most successful entertainers. Innovative concert promotion, state design and production, such as the Brothers Cazimero's annual May Day Concerts at the Wai-kiki Shell amphitheater, are another facet of the company.

Finally, The Mountain Apple Company produces live and recorded entertainment for conventions, incentive meetings and sales presentations. Jon also serves as a member of the Board of Directors of Nauru Tower Association.



One of two Centrifugal Chillers



**Jon de Mello
Chief Executive Officer
Mountain Apple
Company**