



NAURU TOWER

Prestigious Living

Residential Manager, Duane A. Komine ARM 592-1200 592-1208 (fax)
 Assistant Manager, Julio A. Guillermo Jr. 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.)
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 E-Mail Address: nauru@aloha.net
 Notary Public Service by appointment only
 Web Site: www.naurutower.com

**Elegance
is the Hallmark of
Nauru Tower**



**Robin Ide
Administrative Assistant**

NAURU TOWER 10TH ANNUAL MEETING

The Association of Apartment Owners of Nauru Tower convened its 10th Annual Owners Meeting on March 13, 2001 in the main lobby of Nauru Tower. Three Board positions were up for election which resulted in incumbents being re-elected to serve on the Executive Board.

Nauru Phosphate Royalties Development gave a short presentation on the Phase III project (D. Scott MacKinnon).

President Breinich reported on the highlights of 2001.

*The Board is still working on the pool repair estimates and is scheduling repairs

in the summer of 2001 which also includes the "approved" tiling of the pool.

*Reviewing estimates to retrofit (downsizing) our current chillers to a cost efficient energy optimizing plant. The Association would save nearly \$37,353.00 annually and roughly 488,471 KWH savings.

*Currently, we are in the process of selecting an Interior Decorating Consultant to advise the Board as they proceed on the wall covering 2001 project and carpet selection for 2002 installation.

*A new commercial-grade Gas Barbeque Grill has been purchased which is currently available for all residents to use.

*Appreciation was extended to Duane A. Komine ARM for receiving the "Residential Manager of the Year Award" and also extended to Julio A. Guillermo Jr., Robin Ide and staff for the marvelous work they have done. The Board was also commended for their efforts behind the scenes and on appointed committee.

At the conclusion of the meeting, the owners gathered to enjoy a light buffet catered by Clyde's Café in which owners got to meet their neighbors and Board of Directors. See you next Year!



Board of Directors 2001

Left to Right: *Keith Horita-Dir. 2004, **John Breinich -Pres. 2003, Win Straube-Dir. 2002, Harry Inouye-Treas. 2002, Ken Spence-Dir. 2003, Mereda Metz-Sec. 2002, Gerhard Frohlich-Dir. 2003, *D.Scott MacKinnon-V.Pres. 2004, *Jon de Mello-Dir. 2004 (not present).

**Incumbent Board Member re-elected to a three year term.*

***Ala Moana-Kakaako Neighborhood Board #11 / Chairman.*

Inside this issue:

Intellimetter System

Pool-Repair—Tiling

Alfresco Grill
Barbeque Gas Grill



View of Circular Driveway
Fountain



**NOTICE
CONSTRUCTION
ALERT**

Construction of vacant penthouse unit 4401 will continue through 2001. 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.

*Car Wash Area
(loading zone)*

*To prevent unauthorized use, water key must be obtained at the Security office.
Mahalo!*

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

INTELLIMETTER SYSTEM—ELECTRICITY-A/C METER

The Intellimeter System at Nauru Tower recently experienced a problem that caused unusual low bills to be created prior to knowing that there was a problem. Every apartment has a digital electronic meter next to the circuit breaker panel which measures both the electricity usage and the fan coil chill water usage and stores that data in it's non-volatile memory while transmitting that data to a special purpose computer, called the Central Station, mounted in the base-

ment electrical room. That Central Station stores readings from all of the meters in the building and is downloaded via computer and modem. Although the problem was first detected earlier this year, it may have been causing errant readings for a few months before that. The important thing to know is that the meters in each apartment have been and continue to work perfectly. For a period of time, the ability to retrieve that data accurately was impacted. A new Central Station com-

puter was installed in early March and since that time, the problem appears to have been solved. The nature of the failure most likely resulted in some bills being unusually low for one or more months. As the new computer updates readings from all meters, any missed consumption from prior periods will appear on your next statement. Please refer any specific questions to Submetering Systems at 536-4600. (Duffy Wright)

POOL-REPAIR / TILING

At a regularly scheduled Board of Directors Meeting on April 10, 2001, the Board selected *Alpha-Omega* Plumbing who will repair the leaks in our pool. The scope of work will be complex and will take nearly 4 weeks (weather permitting) to complete. The pool skimmer vaults will need to be replaced which will require jack hammering throughout the day (Mon-Fri) and also may include a portable generator.

At the conclusion of the

pool leak repair, *All Pool & Spa* has been awarded the contract to tile the pool in it's entirety. The duration should take no longer than (3) three weeks (weather permitting) totaling nearly (2) two months.

We are currently scheduling the closure of the pool pending material arrival from the mainland. Announcement of the pool closure will be in our future News Letter issues.



Nauru Tower Pool Deck

ALFRESCO GRILL-BARBEQUE GAS GRILL

We are pleased to announce that we have included a new commercial stainless steel dual-row port burners producing 55,00 BTU of cooking power to our existing (6) six charcoal grills.

Summary of Operation:

*Daily operations from 8:00am to 10:00pm, first come, first serve basis.

*The key must be obtained and returned after use at the Security office.

*Do not transfer key to another resident. You are responsible to return key back to Security.

*Clean grills after use by using the wire brush provided.

*Do not use wire brush to clean the exterior stainless steel housing!

*Abuse or negligence may deny future use.

More information can be obtained at the Security Office.



Alfresco Gourmet Gas Grill