



HAWAIIANA

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AOAO CENTURY CENTER BOARD OF DIRECTORS' AND CENTURY CLUB COMMITTEE MEETING

The regularly scheduled meeting of the Board of Directors of AOA Century Center and the Century Club Committee will be held on:

DATE: Thursday, January 21, 2010

TIME: 12 NOON

PLACE: 4th Floor Recreation Room

If any director is unable to attend this meeting, please call 593-6378 and inform us accordingly.

BY CALL OF:

IAN LIND

PRESIDENT

BY:

Debi Balmilero

Debi Balmilero, CMCA®, AMS®, PCAM®
Management Executive

THIS NOTICE SHALL BE POSTED SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING OR SIMULTANEOUSLY WITH NOTICE TO THE DIRECTORS (HRS 514B-125 (d)).

**AOAO CENTURY CENTER
BOARD OF DIRECTORS' AND CENTURY CLUB COMMITTEE MEETING
Thursday, January 21, 2010, 12 NOON
4th Floor Recreation Room**

A G E N D A

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. MINUTES**
 - A. Regular Meeting – Thursday, December 10, 2009
- 4. GENERAL MANAGER'S REPORT**
 - A. Diamond Parking Adjacent Lot Overhead Storm Drain
 - B. Rec. Deck Galvanized Light Pole Removal
 - C. Chill Water Treatment Program Contract
 - D. Project Updates
- 5. SECURITY SUPERVISOR'S REPORT**
 - A. Apartment Activity Report
- 6. TREASURER'S REPORT**
 - A. Financial Statement November and December 2009
- 7. UNFINISHED BUSINESS**
 - A. Apartment Usage Restrictions (deferred pending legal opinion)
- 8. NEW BUSINESS**
 - A. #2603 Alteration Request
- 9. EXECUTIVE SESSION**
 - A. Delinquency Report/Action Memos
 - a. Account 184-104: Payment Plan Request
 - b. Account 184-227: Collection Request
 - c. Accounts 184-260, 261, 262, 263: Payment Plan Request
 - B. Apartment Crowd Control Matters / Amended Payment Agreement
 - C. Apartment 2301: Odor Citation Appeal Request
- 10. CENTURY CENTER CLUB COMMITTEE**
 - A. Recreation Deck Restoration Planning

DATE, TIME AND PLACE OF NEXT MEETING

Thursday, February 18, 2010, 12 noon, 12 noon, 4th Floor Recreation Room

ADJOURNMENT

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, JANUARY 21, 2010
12:00 P.M., ONSITE, 4TH FLOOR RECREATION ROOM**

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Century Center was called to order at 12:00 p.m. by President Ian Lind.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Doug Buhr	Ian Lind
	Janice Chadwick	Robert Moses
	Ira Gordon	Sarah Nordwall
	Richard Lee	Anna-Maria Preston
	Gordon Imata	

Also Present: Mike Baker, General Manager
Reid Nakamura, Security Supervisor
Debi Balmilero, Hawaiiana Management Company
Annie Kekoolani, Recording Secretary

APPROVE MINUTES

The minutes of the December 10, 2009 regular Board meeting were approved as amended.

GENERAL MANAGER'S REPORT

Mr. Baker submitted a written report, which is on file in his office and the offices of Hawaiiana Management Company. The following items were discussed:

- A. Emergency Generator Transfer Switch. It was moved by Director Gordon and seconded by Director Imata to approve the purchase of a new transfer switch at \$2,618.23 plus installation/wiring charges of approximately \$2,500. The motion carried unanimously.
- B. Rec Deck Galvanized Light Pole Removal. It was moved by Director Buhr and seconded by Director Chadwick to approve ECI's proposal pending receipt of any other proposals lower than \$3,600 to remove the poles using Century Center's scaffold and in-house staff disposing the debris. The motion carried unanimously.
- C. Chill Water Treatment Contract. Tabled for further evaluation.

SECURITY SUPERVISOR'S REPORT

Report submitted.

TREASURER'S REPORT

The November and December 2009 financial reports were accepted, subject to audit.

UNFINISHED BUSINESS

- A. Apartment Usage Restrictions. Deferred pending legal opinion.

NEW BUSINESS

- A. #2603 Alteration Request. The request to install pocket doors for massage rooms should be made by the owner and not the tenant. Further discussion was deferred to executive session.
- B. #3203 Alteration Request. Owner requested Board approval to install free standing wooden partition. No approval required.

EXECUTIVE SESSION

The Board went into executive session at 12:57 p.m. to discuss legal and collection matters. Director Chadwick excused herself from the meeting at 1:55 p.m. due to prior commitments. The Board resumed the regular meeting at 1:56 p.m.

CENTURY CENTER CLUB

- A. Rec Deck Restoration Planning. A committee will be appointed to review the restoration of the rec deck.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meetings of the Board of Directors will be held on Thursday, February 18, 2010 at 12 noon, onsite.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:57 p.m.

Submitted by:

Annie Kekoolani
Recording Secretary