



# 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 AOAO Century Center and the Century Club Committee will be held on:

**DATE:** Thursday, October 15, 2009

**TIME:** 12 NOON

**PLACE:** 4<sup>th</sup> 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, October 15, 2009, 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, September 17, 2009
  - B. Special Meeting – Thursday, September 24, 2009
- 4. GENERAL MANAGER'S REPORT**
  - A. Window Damage Claim
  - B. Project Updates
- 5. SECURITY SUPERVISOR'S REPORT**
  - A. Apartment Activity Report
  - B. Bike Theft Reports
- 6. TREASURER'S REPORT**
  - A. Financial Statement September 2009
  - B. Delinquency Report/Action Memos
  - C. Reaffirmation of Delinquency Policy
  - D. Reaffirmation of Priority of Payments Policy
- 7. UNFINISHED BUSINESS**
  - A. Diamond Head Walkway Lighting/Camera Proposal
  - B. House Rule Revision Recommendation (Smoking Nuisance)
- 8. NEW BUSINESS**
  - A. Moving Elevator Protection Deposit
  - B. Parking Facility Storage Locker Monthly Charges
  - C. Alteration Requests
    - a. Unit 3801
    - b. Unit 2501
  - D. Apartment Usage Enforcement
  - E. Board Roster
- 9. EXECUTIVE SESSION**
  - A. Restaurant Delinquency/Amended Lease Agreement
  - B. Unit 4100 Delinquency
  - C. Maintenance Staff WC-1 Claim
  - D. Owner Subpoena of Documents
- 10. CENTURY CENTER CLUB**
  - A. Recreation Deck Survey Results

**DATE, TIME AND PLACE OF NEXT MEETING**  
Thursday, November 19, 2009, 12 noon, 4<sup>th</sup> floor Recreation Room

**ADJOURNMENT**

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING  
AND CENTURY CLUB COMMITTEE MEETING  
THURSDAY, OCTOBER 15, 2009  
12:00 P.M., ONSITE, 4<sup>TH</sup> 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 (arr 12:38 pm)	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 September 17, 2009 regular Board meeting were approved as amended. The August September 24, 2009 special Board meeting minutes were approved as circulated.

**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. Window Damage Claim. A claim was filed for a broken window which will net the Association \$2,931 minus the deductible. The General Manager to meet with the President of the window washing company to discuss their performance.
- B. Apartment 710 Incident. It was moved by Director Nordwall and seconded by Director Imata to notify the owner of 710 of the Board's concern regarding the tenant storing hazardous chemicals in the apartment and jeopardizing the safety of the building based on the incident of October 9, 2009. The Association's attorney will send the letter to the owner of 710. The motion carried unanimously.

**SECURITY SUPERVISOR'S REPORT**

Written report distributed to the Board prior to the meeting.

**TREASURER'S REPORT**

- A. The September 2009 financial report was accepted, subject to audit.
- B. Delinquency Report / Action Memos – Deferred to executive session.
- C. Reaffirmation of Delinquency & Priority of Payment Policies – It was moved by Director Buhr and seconded by Director Nordwall to reaffirm the two Board resolutions and convey to all owners on the specifics on collections. The motion carried with Director Lee opposing and Director Moses abstaining.

**UNFINISHED BUSINESS**

- A. Diamond Head Walkway Lighting/Camera Proposal. Item was deferred to the next Board meeting.
- B. House Rule Revision (Smoking Nuisance). The Association's attorney is against any nuisance rules regarding smoking in the apartments unless owners' approval is obtained to amend the Declaration.

**NEW BUSINESS**

- A. Moving Elevator Protection Deposit. It was suggested at the House Rule Committee meeting to impose a \$100 deposit for use of elevator for move ins and outs. Proposed language to be presented to the Board for the next Board meeting.
- B. Parking Facility Storage Locker Monthly Charges. Storage lockers are reserved through the General Manager's office. The matter to be referred to the House Rule Committee for a recommendation.
- C. #3801 Alteration Request. The owner requested Board approval to install two partition walls. The owner's request was approved contingent on the submission of a building permit.
- D. #2501 Alteration Request. The owner requested Board approval to re-install the dividing wall between the 01 and 02 apartments. The owner's request was approved, contingent on the submission of a building permit.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
CENTURY CENTER  
OCTOBER 15, 2009  
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- E. Apartment Usage Enforcement. Director Moses suggested amending the Declaration to lift the apartment usage restriction from floors 5 and up. The matter will be explored through the Association attorney.

**EXECUTIVE SESSION**

The Board went into executive session at 1:34 p.m. to discuss delinquency matters. The Board resumed the regular meeting at 1:51 p.m.

**DELINQUENCIES**

It was moved by Director Buhr and seconded by Director Nordwall to write off the following delinquency accounts as bad debts: 185-021 (\$25,952.43), 185-067 (\$15,778.73), 185-151 (\$10,239.59), 185-251 (\$21,893.41), and 185-319 (\$175,140.35). The motion carried unanimously.

**CENTURY CENTER CLUB**

Recreation Deck Survey – Results provided to the Board for its review.

**DATE, TIME AND PLACE OF NEXT MEETING**

The next scheduled meeting of the Board of Directors will be held on Thursday, November 19, 2009 at 12:00 noon, onsite. President Lind announced he will not be at the November Board meeting.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:06 p.m.

Submitted by:

Annie Kekoolani  
Recording Secretary

(Rev & Appvd 11/19/09)