

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
TUESDAY, NOVEMBER 20, 2007
12:00 P.M., ONSITE**

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	Richard Lee
	Janice Chadwick	Ian Lind
	Ira Gordon	Gordon Imata
	Charles Hyde	Anna-Maria Preston

Member Excused: Sarah Nordwall

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

APPROVE MINUTES

The minutes of the October 18, 2007 Board meeting were approved as presented.

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. Building Fascia Spalling Concrete and PH Roof Conditions. After the last rainfall, chunks of concrete were found on the rec deck. WWWC conducted an inspection and determined that the job was more than they could handle. The Association attorney to be asked to review the document to determine responsibility for the penthouse deck and notify the owner. The condition of the common areas will not be repaired until the source of the leak is resolved. Failure of the owner to act will require the Association to move forward with repairs. It was moved by Director Hyde and seconded by Director Preston to approve Color Dynamics' proposal and to hire WJE to investigate the source of the water. The motion carried unanimously.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
NOVEMBER 20, 2007
Page 2**

It was moved by Director Hyde and seconded by Director Preston to direct the Association attorney to review the question of responsibility for the rooftop/penthouse deck failure problems and to notify the owner for immediate repairs and to advise the Board on the next step on an urgent basis. The motion carried unanimously.

- B. Rooftop Light Fixture. It was moved by Director Gordon and seconded by Director Preston to review the responsibility for the rooftop light fixture and if the Association is required to keep the light operational. The motion carried unanimously.
- C. Apartment Smoking Complaints. A suggestion was made to make the building a smoke free building—inside and out of apartments. This would require the approval vote of the owners. The General Manager will obtain additional information from the Board of Health for the Board's review.
- D. Women's Gym Repairs. It was moved by Director Buhr and seconded by Director Imata to ratify the approval of Hawaii Restoration's proposal of \$4,792.84 for mold remediation work. The motion carried unanimously.
- E. Opt-in Results. Reported at 29.942% in favor and 1.17991% against. A suggestion was made that a brief summary from the Board be provided to the owners for clarification.
- F. Written Consent to Require Insurance. To date, results are 8.7624% in favor and 3.8864% against.

SECURITY SUPERVISOR REPORT

Report submitted.

TREASURER'S REPORT

The October 2007 financial report was accepted, subject to audit.

Delinquency Report. Unit 1911 has agreed to pay \$1,000 per month towards her delinquency plus current maintenance fee. It was the consensus of the Board to accept the owner's payment plan. If the owner should default at any time, the payment plan is terminated.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
NOVEMBER 20, 2007
Page 3**

UNFINISHED BUSINESS

- A. First Hawaiian Bank Inspection/GET Collection. Connie Oshiro visited the property and had mentioned they will attempt to collect past due GET. Owners should expect another letter on the matter.
- B. House Rule Amendment Adoption: Saturday Work Hour Restriction. No formal letters were received from the owners; however, there were some concerns on the Board. It was moved by Director Lee and seconded by Director Gordon to reconsider the vote to restrict Saturday work. A procedural vote was taken with five in favor, one opposed. It was moved by Director Hyde and seconded by Director Gordon to return the House Rule to its original state. The motion carried with Director Preston opposed.
- C. Restatement of the Documents. Lengthy discussion ensued on alternatives for usage of the restaurant space.

NEW BUSINESS

- A. #1810 Alteration Request. The owner was cited by the City for the construction of dividing walls without a building permit. There being no objection from the Board, the work was approved subject to permitting.
- B. Electrical Usage. Director Gordon suggested that an energy study be done to determine the electrical usage in the building. General Manager to follow up on the matter.
- C. Building Walkthrough. To be done at the January meeting.
- D. Resident Get Together. Planned for December 21st. The General Manager will work within his authorized spending limits.

EXECUTIVE SESSION

The Board went into executive session at 1:37 p.m. for personnel matters and resumed the regular meeting at 1:45 p.m.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
NOVEMBER 20, 2007
Page 4**

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Wednesday, December 19, 2007 at 12:00 p.m., Hawaii Prince Hotel.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:46 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary