

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING  
AND CENTURY CLUB COMMITTEE MEETING  
WEDNESDAY, DECEMBER 19, 2007  
12:00 P.M., HAWAII PRINCE HOTEL**

**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	Sarah Nordwall

Member Excused: Anna-Maria Preston

Also Present: Mike Baker, General Manager  
Reid Nakamura, Security Supervisor  
Joe Poole, Hawaiiana Management Company  
Annie Kekoolani, Recording Secretary  
Mrs. Lee, Owner of Unit 4000

**APPROVE MINUTES**

The minutes of the November 20, 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. Energy Study Proposals. Proposals were received from Notkin Hawaii (\$8,500), Energy Technologies (\$15,403), and Amel Tech (\$22,911). Major components such as the chiller, heat pumps, etc. have already been done in-house. Director Buhr will work with the General Manager on the lighting assessment.
- B. Hard Rock Café. The establishment was fined for various violations.

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- C. Recreation Deck. During the recent heavy rains and winds, the expansion joint on the 5<sup>th</sup> floor recreation deck continues to leak in parking areas and exits. Also, the rock bed area overflows and leaks into 204C and 404. The General Manager will solicit proposals for a consultant on the recreation deck repair. The Board expressed concern in moving forward on the matter so quickly.

**SECURITY SUPERVISOR REPORT**

Report submitted.

**TREASURER'S REPORT**

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

Delinquency Report. Unit 1911 paid \$1,000 per month towards her delinquency plus current maintenance fee.

**UNFINISHED BUSINESS**

- A. Ratify Building Fascia Spalling Extra Mobilization Cost. It was moved by Director Imata and seconded by Director Nordwall to ratify the phone poll to approve the additional mobilization cost of \$4,700. The motion carried unanimously.
- B. #4100 Roof. The owner was given a December 7<sup>th</sup> deadline to make arrangements to have repairs done by contacting the General Manager. To date, no response has been received. The General Manager was requested to obtain three proposals on the roof repair for the Board's review.
- C. First Hawaiian Bank GET Collection Letter. It was moved by Director Hyde and seconded by Director Gordon to have the Association's attorney look into the matter and advise the Board on action required by the Association. The motion carried unanimously.
- D. Smoke Free Building Provision. It was suggested that the owners be surveyed about making the building smoke free. Representatives from the Board of Health and Smoke Free Coalition of Hawaii will be invited to the January meeting for a presentation.

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**NEW BUSINESS**

A. There were no New Business items to be discussed.

**EXECUTIVE SESSION**

The Board went into executive session at 12:40 p.m. for litigation matters and resumed the regular meeting at 12:55 p.m.

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

The next scheduled meeting of the Board of Directors will be held on Thursday, January 17, 2008 at 12:00 p.m., onsite, 4<sup>th</sup> floor recreation room.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:56 p.m.

Submitted by:

Approved by:

Annie Kekoolani  
Recording Secretary

Charles Hyde  
Secretary