

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, FEBRUARY 21, 2008
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.

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|------------------|--------------|--------------------|
| Members Present: | Doug Buhr | Richard Lee |
| | Ira Gordon | Ian Lind |
| | Charles Hyde | Sarah Nordwall |
| | Gordon Imata | Anna-Maria Preston |

Member Excused: Janice Chadwick

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 January 24, 2008 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. Director Buhr reported that the generator will one day need to be replaced. To get a new generator in will be costly. The current generator room requires some ventilation to increase the capacity of the device. WJE will be asked to look into the plan for the machine room. The General Manager will get an opinion and proposal from Concrete Coring.
- B. Storage Items. By unanimous consent, the General Manager was authorized to start eliminating some documents in storage based on MYR's opinion.

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- C. Sauna Heaters. It was moved by Director Preston and seconded by Director Hyde to approve the expenditure for two heaters for the men and women's saunas. The motion carried unanimously. The General Manager suggested eliminating the executive sauna.
- D. PH Deck and Roof Consulting Proposal. It was moved by Director Nordwall and seconded by Director Buhr to approve WJE's consulting proposal of \$9,500 to draw up the specs and write the scope of work. The motion carried unanimously.

SECURITY SUPERVISOR REPORT

Report submitted.

TREASURER'S REPORT

The January 2008 financial report was accepted, subject to audit.

Delinquencies. Unit 1911 has not paid for a couple of months. The Association's attorney will be asked to follow up on the matter. A lien will be placed on unit 4100.

Unit 507. The Board approved the payment plan of \$500 per month until delinquency is paid off.

Unit 108/4000 Late Fees. The matter has been resolved. It is the Board's policy that the General Manager should not accept maintenance fee payments and that owners should mail their payments in the lockbox envelope provided to them or sign up for Surepay.

UNFINISHED BUSINESS

- A. 514B / Insurance Requirement Ballots Update. Tallies to date are as follows: 514B – 42.2761% in favor; insurance – 39.6174% in favor. Another mailout will be sent to those who have not responded.
- B. Restaurant Lease. Marcus & Associates' listing agreement expires on 2/28/08. They were requesting a renewal period of six months. It was mentioned by the Board that we go month to month on the listing agreement and get a report on where and how the restaurant is being marketed. A report will be requested from Marcus & Associates.

The next scheduled meeting of the Board of Directors will be held on Thursday, March 20, 2008 at 5:00 p.m. The actual meeting to follow at 6:30 p.m. (registration at 6:00 p.m.), 4th floor recreation room.

ADJOURNMENT

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NEW BUSINESS

- A. Secured Bicycle, Moped and Motorcycle Parking Area Rentals. A suggestion was made to charge a fee for residents to store their bicycles. The General Manager will explore the cost to secure a facility and what the monthly rental fee should be.

CENTURY CENTER CLUB COMMITTEE

- A. Committee Report. The committee met on February 13th and discussed fifth floor accessibility to the recreation deck and possibly re-visiting the idea of having a parking lot on the deck that was previously discussed in 1990. The committee also looked at the restaurant and discussed storage and commercial use. The committee will continue to explore alternatives. The General Manager will dig up past records for Director Buhr's review.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, March 20, 2008 at 5:00 p.m. The annual meeting to follow at 6:30 p.m. (registration at 6:00 p.m.), 4th floor recreation room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:50 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary