



HAWAIIANA

Hawaiiana Management Company, Ltd.
Pacific Park Plaza, Suite 700
711 Kapiolani Boulevard
Honolulu, Hawaii 96813
Fax: (808) 593-6333
Internet: www.hmcmgt.com

ANNUAL MEETING NOTICE FOR THE ASSOCIATION OF APARTMENT OWNERS OF CENTURY CENTER

The 2010 Annual Meeting of the Association of Apartment Owners of Century Center is scheduled to be held on **March 10, 2010**, onsite, 4th floor, conference room at 6:30 p.m. (Registration at 6:00 p.m.)

All Association members will receive a mailing approximately 30 days prior to the date of the Annual Meeting which will contain: (a) The official notice and agenda for the meeting, and (b) a proxy.

THE PURPOSE OF THIS NOTICE is to advise all owners that the Board of Directors will use Association funds to distribute and collect proxies. An owner requesting to use Association funds to solicit votes for any issue that may be addressed at the annual meeting, including election of Directors, may submit a statement that outlines the owner's qualifications to serve as a Director, or that describes the issue for which the individual will be seeking proxies. The statement shall be limited to one side of an 8-½ inch by 11 inch sheet of white paper with black text. Such requests and statements must be received at the office of the managing agent, Hawaiiana Management Company, Ltd., Pacific Park Plaza, Suite 700, 711 Kapiolani Boulevard, Honolulu, Hawaii 96813, Attn: Debi Balmilero, no later than 4:30 p.m., January 6, 2010. Nominations for candidates may also be made from the floor at the annual meeting.

HAWAIIANA MANAGEMENT COMPANY, LTD.
MANAGING AGENT FOR THE
ASSOCIATION OF APARTMENT OWNERS
OF CENTURY CENTER

Date of Notice: December 30, 2010



HAWAIIANA

Hawaiiana Management Company, Ltd.
Pacific Park Plaza, Suite 700
711 Kapiolani Boulevard
Honolulu, Hawaii 96813
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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: Wednesday, March 10, 2010

TIME: 5 PM

PLACE: 4th Floor Conference 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
Wednesday, March 10, 2010, 5 PM
4th Floor Recreation Room**

A G E N D A

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. MINUTES**
4. Deferred
- 5. GENERAL MANAGER'S REPORT**
 - A. Project Updates (*see GM Report*)
- 6. SECURITY SUPERVISOR'S REPORT**
- 7. TREASURER'S REPORT**
8. Deferred
- 9. UNFINISHED BUSINESS**
- 10. NEW BUSINESS**
- 11. EXECUTIVE SESSION**
 - A. Apartment Restaurant Delinquency
- 12. CENTURY CENTER CLUB COMMITTEE**

DATE, TIME AND PLACE OF NEXT MEETING

Regular Board Meeting: Thursday, March 18, 2010 12 noon, 4th floor Recreation Room

ADJOURNMENT

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
Wednesday, March 10, 2010**

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Century Center was called to order at 5 PM. by President Ian Lind.

ESTABLISH A QUORUM

A quorum was established.

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

Also Present: Mike Baker, General Manager
Debi Balmilero, Hawaiiana Management Company

APPROVE MINUTES

Deferred

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:

Director Gordon arrived at 5:08 PM.

- A. **Recreation Deck Door.** It was moved by Vice President Nordwall and seconded by Treasurer Chadwick to replace the recreation deck door and provide a wind screen on the pool door. There were four votes in favor with Directors Gordon, Moses, Buhr, Lee and Preston against. The motion failed. GM Baker will obtain further information at the next meeting for the Board to review.
- B. **ATM Contract.** GM Baker reviewed the contract to install an ATM in the common area as revised by the Association's legal counsel. It was moved by Secretary Imata and seconded by Director Buhr to approve the contract as amended. Director Preston voted against the motion. The motion carried.

SECURITY SUPERVISOR'S REPORT

Deferred.

TREASURER'S REPORT

Deferred

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

EXECUTIVE SESSION

The Board went into executive session at 5:20 PM. to discuss legal matters and resumed the regular session at 5:43 PM

CENTURY CENTER CLUB

None.

DATE, TIME AND PLACE OF NEXT MEETING

The next regular meeting of the Board of Directors will be held on Thursday, March 18, 2010, 12 noon, onsite, 4th Floor Recreation Room.

ADJOURNMENT

There being no further business, President Lind adjourned the meeting at 5:47 PM.

Submitted by:

Debi Balmilero
Recording Secretary

**MINUTES OF THE ANNUAL MEETING
OF AOA CENTURY CENTER
WEDNESDAY, MARCH 10, 2010**

CALL TO ORDER

President Ian Lind called the Annual Meeting to order at 6:34 PM. A quorum was established with 76.4660 percent of ownership represented in person or by proxy. Debi Balmilero of Hawaiiana Management Co., Ltd was present as Recording Secretary.

CONDUCT OF MEETING

Robert's Rules of Order, Newly Revised, was the governing authority for this meeting in any instances not covered by the Association Bylaws or Hawaii Revised Statute 514B. There being no objection, the customary meeting rules were adopted.

MINUTES OF PRECEEDING MEETING

The minutes of the 2009 annual meeting were approved by the Board of Directors and mailed to all owners prior to the meeting. There being no corrections, the minutes were approved as written.

MINUTES OF CURRENT MEETING

By unanimous consent, the Board of Directors is authorized to approve the minutes of this meeting.

AUDITOR'S REPORT

The auditor's report for the year ending December 31, 2009 was accepted by unanimous consent.

APPOINTMENT OF INSPECTOR OF ELECTION

John Dotten, Unit 3804 volunteered as an Inspector of the Election to assist the tally clerks with verification of ballot counts.

ELECTION OF DIRECTORS

The Bylaws provide for a Board of Directors composed of 9 persons. President Lind announced that there were three vacancies on the Board to be filled three years. Nominated were Gordon Imata, Richard Lee, and Anna Maria Preston. There being no further nominations, the nominations were closed.

It was moved by John Dotten, Unit 3804 and seconded by Charles Hyde, Unit 1908 to accept the three nominees as elected to the Board of Directors by acclimation. Approval was unanimous and the motion carried.

NEW BUSINESS

In accordance with the Bylaws, approval of the property management contract with Hawaiiana Management Company is required by the majority of the owners. President Lind stated that the Board has been working closely with Hawaiiana, is very pleased with their performance and, with the owners; concurrence, the Board wishes to continue with them as the Managing Agent. There being no objection, the property management contract was adopted.

EXECUTIVE SESSION

The Board went into executive session at 5:20 PM. to discuss legal matters and resumed the regular session at 5:43 PM

CENTURY CENTER CLUB

None.

DATE, TIME AND PLACE OF NEXT MEETING

The next regular meeting of the Board of Directors will be held on Thursday, March 18, 2010, 12 noon, onsite, 4th Floor Recreation Room.

ADJOURNMENT

There being no further business, President Lind adjourned the meeting at 5:47 PM.

Submitted by:

Debi Balmilero
Recording Secretary

MINUTES OF THE ORGANIZATIONAL MEETING
BOARD OF DIRECTORS
CENTURY CENTER
MARCH 10, 2010

CALL TO ORDER

Ian Lind called the organizational meeting of the Board of Directors of Century Center to order at 7:25 PM.

ESTABLISHED A QUORUM

A quorum was established.

Members Present: Ian Lind, Sarah Nordwall, Gordon Imata, Janice Chadwick, Ira Gordon, Robert Moses, Richard Lee and Anna Maria Preston

Members Excused: Doug Buhr

Also Present: Debi Balmilero, Management Executive and Recording Secretary, Hawaiiana Management Co., Ltd.

ELECTION OF OFFICERS

The following officers were elected until the next annual meeting:

President	Sarah Nordwall
Vice President	Ian Lind
Secretary	Anna Maria Preston
Treasurer	Janice Chadwick

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors of Century Center will be held on March 18, 2010, 12 PM.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 PM.

Submitted by:

Debi Balmilero CMCA[®], AMS[®], PCAM[®]
Recording Secretary