

**MINUTES OF THE ANNUAL ASSOCIATION MEETING
OF CENTURY CENTER
MARCH 20, 2008
6:30 P.M., ONSITE, 4TH FLOOR CONFERENCE ROOM**

CALL TO ORDER

President Ian Lind called the meeting to order at 6:35 p.m. Annie Kekoolani was Recording Secretary for the meeting. A quorum was established with 63.575 percent present in person or by proxy.

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's Bylaws or Hawaii Revised Statute 514. There being no objection, the meeting rules were adopted.

APPROVAL OF MINUTES OF PRECEDING MEETING

The minutes of the March 8, 2007 Annual Meeting have been approved by the Board of Directors and mailed to all owners. There being no objections, reading of the minutes was waived.

There being no objection, the Board was authorized to approve the minutes of the 2008 annual meeting.

REPORTS OF OFFICERS

- A. President's Report. President Lind gave a brief overview on the Board's accomplishments for the past year and ongoing projects such as the flood prevention system.

AUDITOR'S REPORT

The auditor's report for the year ending December 31, 2007 was accepted by unanimous consent.

APPOINTMENT OF TELLERS

Jeannette Forma and Carol Cersosimo were appointed tellers for any counted vote at the meeting.

ELECTION OF THREE DIRECTORS

The Bylaws provide for a Board of Directors composed of nine persons. The Chair announced there are three vacancies on the Board to be filled for three year terms. Ian Lind, Charles Hyde and Doug Buhr, whose terms are expiring at this time, were standing for re-election. In addition, Robert Palma has indicated his desire to serve on the Board. There being no further nominations, the nominations were closed. Election of Directors shall be by cumulative voting and by secret ballot.

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NEW BUSINESS

A. Managing Agent. The Bylaws specify that the Board of Directors shall annually appoint a Managing Agent, subject to approval by a majority of the apartment owners. There being no objections, Hawaiiana Management Company will continue as the Managing Agent.

B. Resolution on Assessments. By unanimous consent, the following resolution was adopted:

"RESOLVED, by the owners of Century Center, that the amount by which members' assessments in 2008 exceed the total expenses of the Association for the purpose of managing, operating, maintaining and replacing the common elements of the Association, shall be applied against year 2009 Operating Expenses."

C. Questions and concerns raised by the owners on the following:

- Parking Revenue with AMPCO manning the booth
- Appropriate Signage on the Door to the Men's Gym
- A study be conducted on the parking—AMPCO vs. AOAO
- Fee purchase status
- Document provision prohibiting a member, involved in legal action or lawsuit, from serving as an officer on the Board of Directors.

ELECTION RESULTS

The results are as follows:

Robert Palma	53.752%	Three Year Term
Doug Buhr	36.798%	Three Year Term
Ian Lind	35.704%	Three Year Term
Charles Hyde	32.108%	(Not Elected)

Mr. Hyde was applauded for his many years of service on the Board.

Announcement was made that there will be a short organizational meeting immediately following the annual meeting for the purpose of electing the officers for the ensuing year.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary