



# HAWAIIANA

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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 AOA Century Center and the Century Club Committee will be held on:

**DATE:** Thursday, April 16, 2009

**TIME:** 12 NOON

**PLACE:** 4<sup>th</sup> Floor Recreation 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  
Thursday, April 16, 2009, 12 NOON  
4th Floor Recreation Room**

**A G E N D A**

**CALL TO ORDER**

**ESTABLISH A QUORUM**

**MINUTES**

- A. Regular Meeting – Thursday, April 2, 2009
- B. AOA Annual Meeting – Thursday, April 2, 2009

**GENERAL MANAGER'S REPORT**

- A. Project Updates: See GM Report

**SECURITY SUPERVISOR'S REPORT**

- A. Apartment Activity Report

**TREASURER'S REPORT**

- A. Financial Statement March 2009 – *(accept subject to audit)*
- B. Delinquency Report

**UNFINISHED BUSINESS**

- A. Parking Equipment Replacement Proposals
- B. 808 Acquisitions Revised Cell Phone Transmitter Agreement
- C. Insurance Resolution Requirement Legal Opinion
- D. Apartment #204A Unauthorized Alterations
- E. Guest Parking Stall Rentals
- F. A/C Charge Allocation

**NEW BUSINESS**

- A. Aria Restaurant Changes
- B. Committee Appointments

**EXECUTIVE SESSION**

- A. Restaurant Delinquency
- B. Resident Complaints
- C. Audit Proposal
- D. 2009/2010 Insurance Renewal
- E.

**CENTURY CENTER CLUB**

- A. Recreation Deck Project

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

Thursday, May 21, 2009, 12 noon, 4<sup>th</sup> floor Recreation Room

**ADJOURNMENT**

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING  
AND CENTURY CLUB COMMITTEE MEETING  
THURSDAY, APRIL 2, 2009  
5:00 P.M., ONSITE, 4<sup>TH</sup> FLOOR RECREATION ROOM**

**CALL TO ORDER**

The regularly scheduled meeting of the Board of Directors of Century Center was called to order at 5:05 p.m. by President Ian Lind.

**ESTABLISH A QUORUM**

A quorum was established.

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

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

**APPROVE MINUTES**

The minutes of the February 26, 2009 Board meeting were approved as amended.

**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. Flood Prevention System. The change order cost for the prefabrication of the driveway sump box is \$3,859.27. It was moved by Director Imata and seconded by Director Preston to approve the change order. The motion carried unanimously.
  
- B. Mechanical Room. The leak under the high voltage electrical panel in the basement mechanical room has resurfaced. Phil Haisley of ADL recommended an acrylate material being placed in the conduit. It will cost \$1,500 for travel expenses to fly a product representative from New York to do a site visit. Discussion ensued on raising the switch gear or having the previous company come back to inject the conduit. Item was deferred to the next Board meeting.

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- C. Emergency Generator Transfer System. The General Manager will check on the cost to replace the transfer switch rather than repair.

**SECURITY SUPERVISOR'S REPORT**

Report submitted.

**TREASURER'S REPORT**

The February 2009 financial report was accepted, subject to audit.

Delinquency Report. Deferred to the next Board meeting.

**UNFINISHED BUSINESS**

There were no Unfinished Business items to discuss.

**NEW BUSINESS**

- A. #3604 Complaint. Discussion ensued on A/C charges being high for some units when the units are vacant. Director Gordon requested that the Board revisit this matter to see what can be done to make it more equitable. Director Buhr recommended monitoring outgoing temperature. Past reading will be reviewed.
- B. Annual Meeting. Three Directors are up for re-election—Janice Chadwick, Ira Gordon and Sarah Nordwall. By majority vote, the Board's whole vote be split amongst the three incumbents.

**CENTURY CENTER CLUB**

No items to discuss at this time.

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

The next scheduled meeting of the Board of Directors will be held on Thursday, April 16, 2009 at 12:00 noon, onsite.

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**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:02 p.m.

Submitted by:

Annie Kekoolani  
Recording Secretary

**MINUTES OF THE ANNUAL ASSOCIATION MEETING  
OF CENTURY CENTER  
APRIL 2, 2009  
6:30 P.M., ONSITE, 4<sup>TH</sup> FLOOR CONFERENCE ROOM**

**CALL TO ORDER**

Vice President Ira Gordon called the meeting to order at 6:35 p.m. Annie Kekoolani was Recording Secretary for the meeting. A quorum was established with 70.05727 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 20, 2008 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 2009 annual meeting.

**AUDITOR'S REPORT**

The auditor's report for the year ending December 31, 2008 was accepted by unanimous consent.

**APPOINTMENT OF TELLERS**

Jeannette Forma and Angela Poorbaugh were appointed tellers for any counted vote at the meeting.

**ELECTION OF FOUR DIRECTORS**

The Bylaws provide for a Board of Directors composed of nine persons. The Chair announced there are four vacancies on the Board to be filled. Three will be elected for three years and one for two years. Ira Gordon, Sarah Nordwall, and Janice Chadwick, whose terms are expiring at this time, were standing for re-election. Nominated from the floor were Robert Moses and David Seppelfrick. 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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**ELECTION RESULTS**

The results are as follows:

Robert Moses	93.8%	Three Years
Sarah Nordwall	61.79%	Three Years
Ira Gordon	39.5%	Three Years
Janice Chadwick	29.58%	Two Years
David Seppelfrick	26.0%	(Not Elected)

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.

**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. It was moved by John Dotten (3804) and seconded by Jim Poorbaugh (1010/1011/1012) to adopt the following tax resolution:

"RESOLVED, by the owners of Century Center, that the amount by which members' assessments in 2009 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 2010 Operating Expenses."

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:43 p.m.

Submitted by:

Annie Kekoolani  
Recording Secretary

**MINUTES OF THE ORGANIZATIONAL MEETING  
OF CENTURY CENTER  
APRIL 2, 2009  
8:03 P.M., ONSITE, 4<sup>TH</sup> FLOOR CONFERENCE ROOM**

**CALL TO ORDER**

The organizational meeting of the Board of Directors of Century Center was called to order at 8:03 p.m. by Ira Gordon, Acting President.

**ESTABLISH A QUORUM**

A quorum was established.

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

Member Excused:            Ian Lind

Also Present:                Mike Baker, General Manager  
                                      Debi Balmilero, Hawaiiana Management Company  
                                      Annie Kekoolani, Recording Secretary

**ELECTION OF OFFICERS**

By majority vote, the following officers were elected until the next annual meeting:

President	Ian Lind
Vice President	Sarah Nordwall
Secretary	Gordon Imata
Treasurer	Janice Chadwick

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

The next scheduled meeting of the Board of Directors will be held on Thursday, April 16, 2009 at 12:00 noon, onsite.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:05 p.m.

Submitted by:

Approved by:

Annie Kekoolani  
Recording Secretary

Gordon Imata  
Secretary