



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

DATE: Wednesday, June 18, 2008

TIME: 12 NOON

PLACE: 4th 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

Management Executive

THIS NOTICE SHALL BE POSTED SEVENTY-TWO 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, June 18, 2008, 12 NOON
4TH FLOOR RECREATION ROOM

A G E N D A

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. MINUTES**
 - A. Regular Meeting - Thursday, May 15, 2008
- 4. GENERAL MANAGER'S REPORT**
 - A. Level 3 Restaurant Satellite Direct TV Dish Install
 - B. Ratification (6) Sub-Meters Replacement
 - C. Project Updates: See GM Report
- 5. SECURITY SUPERVISOR'S REPORT**
 - A. Simplex Access Control Upgrade Explanation
- 6. TREASURER'S REPORT**
 - A. Financial Statement May 2008 – *(accept subject to audit)*
 - B. Delinquency Report
 - a. Apartment #4100 Delinquency
- 7. UNFINISHED BUSINESS**
 - A. Budget 2008/2009
 - B. Flood Prevention System
 - C. Recreation Deck Repairs
 - D. Committee Appointments
 - E. 514B / Insurance Requirement Update
- 8. NEW BUSINESS**
 - A.
- 9. EXECUTIVE SESSION**
 - A.
- 10. CENTURY CENTER CLUB**
 - A.
- 11. DATE, TIME AND PLACE OF NEXT MEETING**

July 17, 2008, 12 noon, 4th floor Recreation Room
- 12. ADJOURNMENT**

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, MAY 15, 2008
12:00 P.M., ONSITE, 4TH FLOOR RECREATION ROOM**

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

Members Excused: Doug Buhr
Robert Palma

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

The Board deviated from the agenda to take up the restaurant matter.

UNFINISHED BUSINESS

- A. Restaurant Lease Negotiations. It was moved by Director Nordwall and seconded by Director Gordon that the Board President be authorized to sign the restaurant lease. The motion carried unanimously. The lease commences August 15, 2008. The Association is asking for three months deposit since he will not provide personal guarantee.

APPROVE MINUTES

The minutes of the April 17, 2008 regular Board were approved as corrected.

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:

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- A. Apartment 1709 Unattended Stove Damage/Cleaning Charges. The tenant is disputing responsibility for leaving an unattended stove on February 22, 2008. The owner's account has been assessed \$2,590.53 for the smoke odor invoicing from Hawaii Restorative and the carpet replacement for the 09 side of the floor. The Board maintains its position that the charges are due and owing from the owner of 1709.
- B. Apartment 1504 Metering Charge Investigation. The owner of 1504 is disputing the meter charge for his unit claiming there is a problem with the meter. Submetering Systems tested the meter and found nothing wrong with it. To appease the owner, a new meter was installed. The manufacturer will evaluate the old meter. A report from Submetering Systems is forthcoming. The owner has been advised that he will not be credited any further and will be billed accordingly.
- C. Apartment 1211 Alteration Request. The owner requested Board approval to improve her bathroom facilities such as bathtub re-glazing, new fixtures and sink, installation of sliding glass doors and replacement of accordion type door. The alteration was approved, subject to checking with the Building Department if a permit is necessary.
- D. I Secure Pro Access Control System. The current access system is obsolete and in need of upgrading. Simplex will no longer be able to guarantee repair. The upgrade will cost \$59,775. The General Manager will further evaluate the system.

SECURITY SUPERVISOR REPORT

Report submitted.

Director Gordon was excused from the meeting at 1:05 p.m. due to personal commitments.

TREASURER'S REPORT

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

Budget Review Meeting. Set for Thursday, May 29th, 12:00 noon, onsite.

Delinquency Report:

- ❖ #4100 – The Association's attorney to proceed with foreclosure.

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- ❖ #1911 – If payoff is not made by the end of May, the Association's attorney to proceed with foreclosure.

UNFINISHED BUSINESS, Cont.

- B. Flood Prevention System Contract Proposals. Item was deferred to the May 29th budget meeting.
- C. 514B / Insurance Ballot Update. 514B opt-in is currently at 45.49% in favor with insurance at 44.22% in favor.
- D. Committee Appointments. Deferred to the next Board meeting.
- E. Annual Owners' Forum Follow Up:
 - ✓ In-house Parking Operation – It is not in the Association's financial interest to take over the parking operation.
 - ✓ Lease to Fee—Michael Pang's report to be provided to address this.
 - ✓ Signage for Gyms – Matter to be referred to a committee. No signage decision at this time.
- F. Ft. Derussey Sewer Project Noise Variance Application. An update was given by Director Preston on the project.
- G. FHB Mediation Update. It was moved by Director Preston and seconded by Director Imata to authorize the Association's legal counsel to expedite an agreement letter to FHB on the matter. The motion carried unanimously.

NEW BUSINESS

- A. Apartment 808 Alteration Request. Owner requested Board approval to remove dividing wall in apartment. The Board approved the request, provided a building permit is submitted to the General Manager.
- B. Apartment 2202's Suggestions/Inquiries. No action taken by the Board at this time.

EXECUTIVE SESSION

The Board went into executive session at 1:59 p.m. to discuss delinquencies and personnel matters. Director Lee was excused from the meeting at 2:10 p.m. The regular meeting resumed at 2:20 p.m.

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Apartment 108 Payment Plan Request. It was moved by Director Nordwall and seconded by Director Imata to approve a payment plan of \$300 per month plus interest and be paid off by December 2008. The motion carried with Director Preston opposing.

CENTURY CENTER CLUB COMMITTEE

A. Recreation Deck Decision. Deferred to the next Board meeting.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, June 19, 2008 at 12:00 noon, onsite, 4th floor rec room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:21 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Robert Palma
Secretary