



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: Thursday, July 16, 2009

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, 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, July 16, 2009, 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, June 18, 2009
- 4. GENERAL MANAGER'S REPORT**
 - A. Project Updates
- 5. SECURITY SUPERVISOR'S REPORT**
 - A. Apartment Activity Report
- 6. TREASURER'S REPORT**
 - A. Financial Statement June 2009 – *(accept subject to audit)*
 - B. Delinquency Report
 - C. FHB Collection Request
- 7. UNFINISHED BUSINESS**
 - A. 4th Floor Door Closure Hours
 - B. Apartment #4000 Ruling Audio Speaker Trouble Shooting Charges
 - C. Apartment #1807 Alteration Request
- 8. NEW BUSINESS**
 - A. Apartment #101 Alteration Request
- 9. EXECUTIVE SESSION**
 - A. Apartment Smoking Prohibition
 - B. Apartment #109 Usage
 - C. Restaurant Delinquency
 - D. Legal Letter Response
 - E. Apartment #1911 Delinquency
 - F.
- 10. CENTURY CENTER CLUB**
 - A.

DATE, TIME AND PLACE OF NEXT MEETING

Thursday, August 13, 2009, 12 noon, 4th floor Recreation Room

ADJOURNMENT

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, JUNE 18, 2009
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	Ian Lind
	Ira Gordon	Robert Moses
	Richard Lee	Anna-Maria Preston
	Gordon Imata	

Members Excused: Doug Buhr
Sarah Nordwall

Also Present: Milton Motooka & Melanie Oyama, MYR Law Firm
Mike Baker, General Manager
Reid Nakamura, Security Supervisor
Debi Balmilero, Hawaiiiana Management Company
Annie Kekoolani, Recording Secretary

OWNERS' FORUM

- A. Flooring Request—Units 3004, 3104 and 3102. Neil Morimoto requested Board approval to install bamboo flooring in his units and that installation be made prior to his July 13th class.

APPROVE MINUTES

The minutes of the May 14, 2009 Board meeting were approved as circulated.

EXECUTIVE SESSION

The Board went into executive session at 12:17 p.m. to discuss delinquencies and collection matters. Mr. Motooka & Ms. Oyama were in attendance to respond to the Board's questions. They were excused from the meeting and the Board resumed at 1:49 p.m.

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DELINQUENCIES

- A. Unit 4100 – Unit is currently over \$76,000 in arrears. It was moved by Director Gordon and seconded by Director Chadwick that the Board will consider the \$40,000 over six months plus current. The motion carried with Directors Lee and Preston abstaining.
- B. Restaurant – It was moved by Director Gordon and seconded by Director Preston to authorize negotiation with the restaurant to put his offer in writing to the Board. The motion carried unanimously.
- C. Heidi Ashley Letter – The correspondence received will be disclosed to the Association's insurance carrier.

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. Entrance Planter/Walkway Change Order #4, #5 & #6. It was moved by Director Imata and seconded by Director Preston to approve item 4 of the change order. The motion carried unanimously.
- B. Rec Deck Diamond Head Drains. Alakai Mechanical proposed under façade drains installation similar to the front and back of the complex. The Northeast corner requires a backwater valve for \$2,987.12 and the Diamond Head side to pick 1" drains now plugged due to tour vehicles for \$2,521.46--total cost \$5,508.58. It was moved by Director Gordon and seconded by Director Imata to approve Alakai Mechanical's drain proposal of \$5,508.58. The motion carried unanimously.
- C. Gyms/Deck Door Exit Release Proposals. It was moved by Director Imata and seconded by Director Chadwick to approve Pro Tech's proposal of \$1,597 to install exit releases on four doors. The motion carried unanimously.

SECURITY SUPERVISOR'S REPORT

Report submitted.

TREASURER'S REPORT

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

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UNFINISHED BUSINESS

- A. Signage Request—Apartment 105. Size and advertisement poster are not in compliance with the House rules. It was moved by Director Lee and seconded by Director Moses to approve this request. This is considered an exception. The motion carried with Director Chadwick abstaining.
- B. Door Tinting Request—Apartment 106. Golddig requested Board approval to tint their front door and provided a product they want to use. It was moved by Director Imata and seconded by Director Preston to approve the request. The motion carried unanimously.
- C. Email Notification System. The Board approved the committee's recommendation on a trial basis.
- D. Apartment 204A's Alteration Request. There are still two showers in the apartment, sink that has been moved and walls that have been constructed and a bar like counter. It was moved by Director Chadwick and seconded by Director Preston that the owner be informed to remove the unapproved showers. Approval is contingent on submission of building permit. The motion carried unanimously.

NEW BUSINESS

- A. Apartment 2112 Alteration Request. The owner's request to change bathtub shower configuration was approved, subject to permitting.
- B. Email Discussions. Some Board members attended the HCAAO seminar that discussed email discussions. President Lind informed the Board about open email discussions and how during discovery the right of privileged information can be waived.

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, July 16, 2009 at 12:00 noon, onsite.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 3:01 p.m.

Submitted by:

Annie Kekoolani
Recording Secretary