

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, APRIL 19, 2007
12:00 P.M., ONSITE**

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:	Doug Buhr	Richard Lee
	Janice Chadwick	Ian Lind
	Charles Hyde	Sarah Nordwall
	Gordon Imata	Anna-Maria Preston

Member Excused: Ira Gordon

Also Present: Mike Baker, General Manager
Joe Poole, Hawaiiana Management Company
Annie Kekoolani, Recording Secretary
Mr. & Mrs. Jim Poorbaugh, Owners of 1010 & 1011
Neil Morimoto, Owner of 1609, 3902, etc.

APPROVE MINUTES

The minutes of the February 15, 2007 Board meeting and the March 8, 2007 annual & organizational meetings were approved as circulated.

It was moved by Director Preston, seconded by Director Hyde, and carried unanimously to approve the minutes of the March 1, 2007 special Board meeting 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:

- A. Flood Prevention Architect Proposals. Proposals were received from WJE and Architectural Diagnostics. It was moved by Director Buhr and seconded by Director Imata to hire Architect Diagnostics at \$25,000 to provide architectural design services relating to flooding issues. The motion carried unanimously.

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- B. WJE Post Earthquake Priority Repair List. WJE presented the recommended repairs in the order of importance as related to safety. It was moved by Director Nordwall and seconded by Director Buhr for the General Manager to obtain the cost for priorities 1 and 2 for the Board's consideration. The motion carried unanimously. With regard to priority #3, the Building & Grounds Committee will determine what needs to be done on the rec deck.
- C. Emergency Generator Load Bank Test. It was moved by Director Preston, seconded by Director Nordwall, and carried unanimously to approve an expenditure of up to \$2,918.96 to do a load bank test.
- D. Parking Stall Cleaning Proposal. AMPCO is recommending that the parking lot be cleaned and submitted a proposal of \$7,500 plus tax from Premier Parking Maintenance for the work. The General Manager will solicit other proposals for the Board's consideration.
- E. Main Emergency Water Shut Off Valve Replacement. It was moved by Director Hyde and seconded by Director Imata to approve Alakai Mechanical's proposal of \$5,100 for the water shut-off valve replacement. The motion carried unanimously.
- F. Diamond Parking Dividing Wall Damage. The wall has been restored.
- G. Storm Water Quality. The State Department of Health Environmental has ordered that the Association obtain a storm drain connection.
- H. Aloha Satellites Dish Network Increases. Rate increasing \$5 to \$6 more.
- I. Low Zone Floors 1-21 Heat Pump Problems. The heat pump cannot keep up with the demand on the low zone floors. The heat exchanger needs to be replace. The General Manager to work with Director Buhr on the matter.
- J. Parking Elevator Hydraulic Oil Leak Emergency Repair. The underground hydraulic sprung a leak. It will cost \$13,674 to get the work done.
- K. Ground Floor Sign Clean Up. The deadline to submit a design to the Board is the next Board meeting. One owner has already complied.

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SECURITY SUPERVISOR REPORT

Report submitted. The following items were discussed:

- A. Bike Rack Clearing. Nineteen bikes are in the holding. The owners have 45 days to make their claim.
- B. Vehicle Break Ins of 4/9/07. Several vehicles were broken in. Management is work with the police on the matter.

TREASURER'S REPORT

The February and March 2007 financial reports were accepted, subject to audit.

UNFINISHED BUSINESS

- A. Bistro Closing. The Bistro was inspected on March 30, 2007 and was found to be in order. It was moved by Director Hyde and seconded by Director Buhr to effectuate a mutual release, as amended. The motion carried unanimously.
- B. 2501 / 2502 Alteration Request. The apartments have been conveyed to one owner. The Board approved the request contingent they meet the permitting conditions.
- C. Lease to Fee. Nothing new to report from First Hawaiian Bank on the matter.
- D. First Hawaiian Bank GET / Percentage Rent Collection. Units 403 and 404 have reported that they have been requested by FHB to pay percentage rent.
- E. Hard Surface Floor House Rule Adoption. Item deferred to the next meeting.
- F. Morimoto's Flooring Request. The owner to be informed he can proceed with the sound suppressant previously provided to management for the flooring replacement.
- G. Apartment 702's Alteration Request. The Board approved the renovation work as indicated on the plan.

NEW BUSINESS

- A. Committee Assignments. Item deferred to the next Board meeting.

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- B. Submetering Charges / Contract. The variable control may be having problems. The harmonics need to be filtered.
- C. 1010 / 1011 Tub Tiling Reglazing Request. The Board approved the request.

EXECUTIVE SESSION

The Board went into executive session at 2:15 p.m. to discuss potential litigation matters and delinquency collections and resumed the regular meeting at 2:55 p.m. Director Lee was advised that he could stay for the meeting but cannot vote.

With regard to the delinquencies for units 108 and 4000, it was the consensus of the Board that the proposed payment plan was unacceptable. It was considered and rejected. It was the consensus of the Board to not waive the \$300 charge for the title report.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, May 24, 2007 at 12:00 noon, onsite, 4th floor recreation room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:57 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary