

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING  
AND CENTURY CLUB COMMITTEE MEETING  
THURSDAY, FEBRUARY 15, 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 Vice President Sarah Nordwall.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present:	Doug Buhr	Sarah Nordwall
	Ira Gordon	Anna-Maria Preston
	Charles Hyde	Blane Yamagata
	Gordon Imata	

Members Excused: Janice Chadwick  
Ian Lind

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

**APPROVE MINUTES**

The minutes of the January 18, 2007 Board meeting and the February 2, 2007 Special Board meeting were approved as circulated.

**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 are forthcoming.
- B. WJE Earthquake Priority Repair Report. Report is forthcoming.

**SECURITY SUPERVISOR REPORT**

Report submitted.

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**TREASURER'S REPORT**

The December 2006 and January 2007 financial reports were accepted, subject to audit. Delinquency Report. It was moved by Director Buhr and seconded by Director Preston to place a lien on units 4000, 108 and 606 and then to commence with foreclosure action by March 1<sup>st</sup>. The motion carried with Director Gordon opposing.

**UNFINISHED BUSINESS**

- A. Bistro Lease Offer. It was moved by Director Gordon and seconded by Director Buhr to offer the Bistro an extension for one month at the current rate and at the end of March to increase the rent at the offering price. The motion carried unanimously.
- B. Ground Floor 2<sup>nd</sup> Draft Signage Revision Review. More specific guidelines were added at the Board's request. It was moved by Director Hyde and seconded by Director Preston to leave the building's current signage rules the way it is and management to enforce the set rules. The motion carried with Director Gordon opposing.
- C. Apartment #113 Bathroom Facility Ruling. The Board reviewed the mechanical drawings for the first floor units. It was moved by Director Preston and seconded by Director Hyde that the apartment be restored to its original condition. The motion carried with Director Gordon abstaining.
- D. Flooring Specifications Rules. It was moved by Director Imata, seconded by Director Yamagata and carried unanimously to include the flooring specifications in the House Rules.
- E. Lease to Fee. Nothing new to report. Item to be taken off of the agenda.
- F. First Hawaiian Bank. Nothing new to report. Item to be taken off of the agenda.

**NEW BUSINESS**

- A. 2701 Alteration Request. It was moved by Director Gordon, seconded by Director Buhr, and carried unanimously to approve the work, subject to obtaining a building permit and the installation of sound suppressant with an IIC rating of 65 underneath the flooring.
- B. 3604 Alteration. No Board action required.

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**EXECUTIVE SESSION**

The Board went into executive session at 1:45 p.m. to discuss litigation matters and resumed the regular meeting at 1:52 p.m.

It was moved by Director Gordon and seconded by Director Preston that the Association's attorney look into usage in the building. The motion carried unanimously.

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

The next scheduled meeting of the Board of Directors will be held on Thursday, March 8, 2007 at 5:30 p.m., onsite, followed by the annual meeting at 6:30 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:52 p.m.

Submitted by:

Approved by:

Annie Kekoolani  
Recording Secretary

Charles Hyde  
Secretary