

**MINUTES OF THE ORGANIZATIONAL MEETING
BOARD OF DIRECTORS
OF CENTURY CENTER
MARCH 8, 2007**

CALL TO ORDER

The organizational meeting of the Board of Directors of Century Center was called to order at 7:55 p.m. by Ian Lind, Acting President.

ESTABLISH A QUORUM

A quorum was established.

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

Also Present: Mike Baker, General Manager
Joe Poole, Management Executive, Hawaiiana Management
Annie Kekoolani, Recording Secretary

ELECTION OF OFFICERS

The Board unanimously elected the following officers to serve until the next annual meeting:

President	Ian Lind
Vice President	Sarah Nordwall
Secretary	Charles Hyde
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 19, 2007, at 12:00 noon, onsite.

ADJOURNMENT

The meeting adjourned at 8:01 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary

**MINUTES OF THE ANNUAL ASSOCIATION MEETING
OF CENTURY CENTER
MARCH 8, 2007
6:30 P.M., ONSITE, 4TH FLOOR CONFERENCE RM**

CALL TO ORDER

President Ian Lind called the meeting to order at 6:30 p.m. Annie Kekoolani was Recording Secretary for the meeting. A quorum was established with 62.81 percent present in person or by proxy.

CONDUCT OF MEETING

The meeting was conducted using the most recent edition of Robert's Rules of Order Newly Revised.

APPROVAL OF MINUTES OF PRECEDING MEETING

The minutes of the March 16, 2006 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 2007 annual meeting minutes.

AUDITOR'S REPORT

The auditor's report for the year ending December 31, 2006 was adopted by unanimous consent.

APPOINTMENT OF TELLERS

William Bye (3803) and Carol Cersosimo (1409) 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. President Lind announced there are four vacancies on the Board to be filled. Three will be elected for three years and one for one year. Doug Buhr, Gordon Imata, and Anna-Maria Preston, whose terms are expiring at this time, were standing for re-election. In addition, Neil Morimoto has indicated his desire to serve on the Board. Furthermore, Director Yamagata has decided to run again as well. Nominated from the floor was Richard Lee. There being no further nominations, the nominations were closed. Election of Directors shall be by cumulative voting and by secret ballot.

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.

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B. Resolution on Assessments. The following resolution was adopted by unanimous consent:

“RESOLVED, by the owners of Century Center, that the amount by which members’ assessments in 2007 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 2008 operating expenses.”

ELECTION RESULTS

The results are as follows:

Richard Lee	39.9465%	Three-Year Term
Anna-Maria Preston	38.3267%	Three-Year Term
Gordon Imata	37.9116%	Three-Year Term
Doug Buhr	36.9128%	One-Year Term
Blane Yamagata	36.0669%	(Not Elected)
Neil Morimoto	6.0524%	(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.

ADJOURNMENT

The meeting adjourned at 7:51 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary