



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: August 16, 2007

TIME: 12:00 Noon

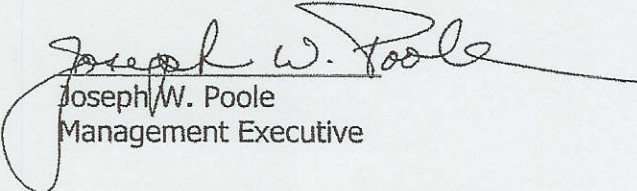
PLACE: Onsite, 4th Floor Conference Room

If any director is unable to attend this meeting, please call 593-6825 and inform us accordingly.

BY CALL OF:

IAN LIND
PRESIDENT

BY:


Joseph W. Poole
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
AUGUST 16, 2007, 12:00 NOON**

AGENDA

1. **Call to Order**
2. **Establish A Quorum**
3. **Approve the Following Minutes**
 - A. Thursday, July 19, 2007 Board Meeting
4. **General Manager's Report**
 - A. Revised Disorderly Conduct / Unreasonable Disturbance House Rule Draft
 - B. Submetering Service Contract
 - C. Restaurant Flue Duct
 - D. Rooftop Lighting
 - E. Project Updates: See GM Report Agenda
5. **Security Supervisor's Report**
6. **Treasurer's Report**
 - A. July 2007 Financial Statement
 - B. Delinquency Report
 - C. Apartment #4100 Delinquency
7. **Unfinished Business**
 - A. Restaurant Listing Agent Selection
 - B. Club Usage Change Legal Opinion
 - C. 514B Statute Adoption
8. **New Business**
 - A. Month to Month Guest Parking Rental Floors 3 & 4
 - B. Apartment #112 Owner Usage Inquiry
9. **Executive Session**
10. **Century Club Committee**
11. **Date, Time, Place of Next Meeting** – September 20, 2007, 12:00 p.m. in the 4th floor Recreation Room.
12. **Adjournment**

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, JULY 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 (arr 12:45 pm)	Ian Lind
	Ira Gordon	Sarah Nordwall
	Charles Hyde	Anna-Maria Preston
	Gordon Imata	

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

APPROVE MINUTES

The minutes of the June 28, 2007 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. Disorderly Conduct/Unreasonable Disturbance Proposed House Rule Amendment. The proposed policy was amended to include a warning. It was moved by Director Hyde and seconded by Director Imata to approve the House Rule revision, subject to final review. The motion carried unanimously.
- B. Post Earthquake Concrete Spalling Repair Proposals. Proposals ranged from \$143,935 to \$214,170. It was moved by Director Buhr and seconded by Director Preston to accept Color Dynamic's proposal of \$143,935, subject to further negotiation by the General Manager. The motion carried unanimously.
- C. Flood Prevention Flood Driveway Design Drawing. Two proposed designs—one has a bench included and the other has an extended garden. Both drawings show the new proposed walkway across the driveway. The matter to be referred to the committee.

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- D. Restaurant Flue Duct Modification Proposal. Proposals to be solicited on the installation of new restaurant flue duct. The General Manager will consult an engineer on the matter.
- E. Emergency Generator Load Test Report. The load test done revealed that the generator overheats when loading 50% capacity. A compression test could be done to determine the problem. The General Manager to research the matter further.
- F. Submetering Harmonics. Additional controllers and electric work have been done and waiting to hear from Submetering Systems if meters can be read.

SECURITY SUPERVISOR REPORT

Report submitted. The following items were discussed:

- A. Sexual Harassment Report. A female tenant of 3904 was sexually assaulted by a guest of 3503. Apartment 3503 was also the focal point of a guest being held against their will due to a money dispute. It was moved by Director Gordon and seconded by Director Preston to demand eviction process on the tenant of 3503. The motion carried unanimously.
- B. Noise Complaint. Director Lee commented that several residents have complained about the noise from the Rave Club during the late night hours. Residents will be reminded to file their complaints with the General Manager's office.

TREASURER'S REPORT

- A. The June 2007 financial report was accepted, subject to audit.
- B. Delinquency Report. Foreclosure action is being pursued on unit 1911.
- C. Attorney Collection Procedures. Director Nordwall suggested speeding up the collection process.

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UNFINISHED BUSINESS

- A. Restaurant Marketing Update. Director Gordon will review the proposals and report back to the Board. He excused himself from the meeting at 1:32 p.m. due to prior commitments. The managing agent was requested to obtain a legal opinion on the third floor space usage.

NEW BUSINESS

- A. 4th Floor Door Policy to 10:00 P.M. The Board reviewed the 4th floor tower entry/exit door policy and ruled for security reasons the door will continue to be secured at 7:00 p.m. An article will be published in the newsletter informing residents that a security escort is available from the parking garage to the lobby during late night hours.

EXECUTIVE SESSION

The Board went into executive session at 1:44 p.m. for personnel and potential litigation matters. Director Lee was excused from the meeting at 1:49 p.m. The regular meeting resumed at 1:55 p.m.

40TH FLOOR ALTERATION

It was moved by Director Buhr and seconded by Director Nordwall to approve the alteration plan for suite 4000. The motion carried with Director Preston opposing and Director Hyde abstaining.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, August 16, 2007 at 12:00 p.m., onsite, 4th floor recreation room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:57 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary