

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING  
AND CENTURY CLUB COMMITTEE MEETING  
THURSDAY, OCTOBER 18, 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	Gordon Imata
	Janice Chadwick	Sarah Nordwall
	Richard Lee	Anna-Maria Preston

Members Excused:	Ira Gordon	Ian Lind
	Charles Hyde	

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 September 28, 2007 Board meeting were approved as presented.

**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. Parking Stall Rental. Twenty out of 21 stalls have been rented for a monthly income of \$2,500.
- B. 514B Opt In Ballots. To date, 21% in favor.
- C. HDTV. Now available through Aloha Satellite. \$50 off installation promotion until 11/30/07.
- D. Carrier Chiller Insulation. Chillers were condensating really bad. Carrier agreed to insulate parts of the chiller that was not done by manufacturer at their expense. In addition, insulation is required on the 8" drain line that is in bad shape at no fault of Carrier.

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- E. Low Zone Heat Pump. Alaka'i Mechanical Corporation proposed to install two by-pass lines and three butterfly valves to the low zone heat pump for \$8,128. It was moved by Director Buhr and seconded by Director Imata to repair the heat pump system as proposed by Alaka'i with DHT Engineering's recommendation. The motion carried unanimously.

**SECURITY SUPERVISOR REPORT**

Report submitted. Mr. Nakamura reported on activities observed at the Galaxy Club across the street. Area is under surveillance by authorities.

ISC West – Security Convention in Las Vegas. It was the consensus of the Board to approve having Mr. Nakamura attend the security convention in Las Vegas from April 1, 2008 to April 4<sup>th</sup>.

**TREASURER'S REPORT**

The September 2007 financial report was accepted, subject to audit.

Delinquency Report. Unit 1911 has entered into a payment plan of \$1,000 per month of which \$415 goes to current maintenance fees and the remainder towards the delinquency. It was moved by Director Buhr and seconded by Director Preston to reject the payment plan and to continue with foreclosure. The motion carried unanimously.

**UNFINISHED BUSINESS**

- A. Insurance Deductible Policy. It was moved by Director Preston and seconded by Director Buhr to adopt the insurance deductible policy. The motion carried unanimously.
- B. Water Damage Claim Policy. It was moved by Director Preston and seconded by Director Buhr to approve the water damage claim policy. The motion carried unanimously.
- C. Unit Owner Insurance Requirement Policy. This policy requires the approval vote of a majority of the owners. It was moved by Director Preston and seconded by Director Buhr to approve mailing out the written consent on the insurance requirement to the owners for their vote. The motion carried unanimously.

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**NEW BUSINESS**

- A. 2008 Budget. It was moved by Director Buhr and seconded by Director Chadwick to approve the 2008 operating budget and reserve study, as presented, with no maintenance fee increase in 2008. The motion carried unanimously.
  
- B. Board Member Concerns. Director Preston commented on the continuously pounding, hammering, chipping, etc. Mondays through Saturdays. Presently, work is restricted after 5 p.m. and on Sundays and holidays. It was moved by Director Preston and seconded by Director Buhr to restrict construction work on Saturdays and Sundays and that move-in/outs be allowed. Director Lee amended the motion to limit alteration work on Saturdays from 8 a.m. to 12 noon. The motion carried with Directors Nordwall and Preston opposing.
  
- C. 2008 Annual Meeting. Set for Thursday, March 20, 2008 at 6:30 p.m.

**CENTURY CENTER CLUB COMMITTEE**

- A. Unit 1010's Request. Owner requested permission to look into reconfiguring the recreation deck to an energy producing area using photovoltaic solar heating panels; picnic areas built and shaded water storage and barbecue areas. It was the consensus of the Board to authorize the owner to obtain information for the Board's consideration.

**EXECUTIVE SESSION**

The Board went into executive session at 1:54 p.m. for personnel matters. Mr. Nakamura was excused from the meeting at this time. The regular meeting resumed at 2:05 p.m. It was moved by Director Buhr and seconded by Director Imata to approve the salary increase for the General Manager and the employees' salary increases proposed by the General Manager. The motion carried unanimously.

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

The next scheduled meeting of the Board of Directors will be held at the call of the President.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:10 p.m.

Submitted by:

Approved by:

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**ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:10 p.m.

Submitted by:

Approved by:

Annie Kekoolani  
Recording Secretary

Charles Hyde  
Secretary