

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, SEPTEMBER 27, 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 12:01 p.m. by President Ian Lind.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Doug Buhr	Gordon Imata
	Ira Gordon	Ian Lind
	Charles Hyde	Sarah Nordwall

Members Excused:	Janice Chadwick	Anna-Maria Preston
	Richard Lee	

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 August 16, 2007 Board meeting were approved 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. Restaurant Flue Duct. It will cost about \$15,000 plus permit to install grease duct access doors and to relocate 2" waterline. The work will take about two weeks to do. Further discussion was deferred to Unfinished Business.
- B. Rooftop Heat Pump. The General Manager is working with the heat pump manufacturer. Alakai Mechanical is recommending repairs to the heat pump for approximately \$20,000. It was moved by Director Buhr and seconded by Director Imata to approve the heat pump repair for \$17,500. The motion carried unanimously.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
SEPTEMBER 27, 2007
Page 2**

- C. Low Zone Heat Pump. It was moved by Director Hyde and seconded by Director Nordwall to authorize a phone poll on the low zone heat pump repair. The motion carried unanimously.
- D. 2302 and 2303 High Rise Drainage Stack Problems. It was discovered that the drains in 2302 and 2303 could not be re-routed due to it being originally placed in ducts below the floors that were sealed previously because of elevator carbon dust problems in apartments on the 22nd floor. Alakai ran a camera down both lines and found it partially blocked. A two-way valve in both apartments were installed to prevent suds from backing up. They also capped ducting lines permanently.
- E. Parking Stall Cleaning. Fourteen cars had to be towed at \$52 each. The Association will cover the towing charges for the cleaning project.
- F. Flood Prevention System. Waiting on final draft plans to help prevent flooding to our common areas.

SECURITY SUPERVISOR REPORT

Report submitted. Mr. Nakamura reported that citations are being issued to residents whose vehicles are leaking oil or engine fluid on the freshly cleaned parking stalls.

TREASURER'S REPORT

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

Delinquency Report. Unit 1911 has until today to respond with a payment plan. It was moved by Director Gordon and seconded by Director Nordwall that the owner be given notice that the Association will terminate service to the apartment. The motion was defeated with Directors Lind, Imata, and Buhr opposing, and Director Nordwall abstaining.

It was moved by Director Gordon and seconded by Director Hyde to proceed with foreclosure on unit 1911 with or without the lender. The motion carried unanimously.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
SEPTEMBER 27, 2007
Page 4**

NEW BUSINESS

- A. Apartment 2701, Dr. Sandhu – Alteration Request. The owner is back to the original alteration that has been approved by the Board.
- B. Apartment 112 – Declaration Usage Change Request. From a specialty or gourmet shop to a retail/office space. Letter to be sent to the attorney for his review before proceeding with the mailout. The cost for the mailout will be borne by the individual apartment owner.

EXECUTIVE SESSION

The Board went into executive session at 1:45 p.m. for personnel matters. Mr. Nakamura was excused from the meeting at this time. The regular meeting resumed at 1:55 p.m. It was moved by Director Gordon and seconded by Director Hyde to approve the hiring of a part-time maintenance person for the weekends at 16 hours with no benefits. The motion carried unanimously.

PARKING STALL NUMBERS

Director Gordon suggested adding the floor number to the parking stall number.

BULLETIN BOARDS

Management was requested to look into bulletin board casings for the elevators.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, October 18, 2007 at 12:00 p.m., onsite, 4th floor recreation room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:00 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
SEPTEMBER 27, 2007
Page 3**

UNFINISHED BUSINESS

- A. HRS-514B Statute Adoption/Written Consent. It was moved by Director Gordon and seconded by Director Hyde to proceed to opt-in to 514B. The motion carried unanimously. A written consent on the 514B adoption will be mailed to all owners for their approval.
- B. Unit Owners Insurance Requirements Policy/Written Consent/Draft Resolutions. Deferred to the next Board meeting.
- C. Insurance Deductible Policy Resolution Adoption. Deferred to the next Board meeting.
- D. Insurance Claims Procedures Policy Adoption. Deferred to the next Board meeting.
- E. New House Rule: Disorderly Conduct/Unreasonable Disturbance. No comments were received from the membership. The new House Rule was approved.
- F. Submetering Questions: Replacement Cost/Integration/Warranties. Three of the four submeters had to be replaced. One had to be reset. Warranty for the new meters is one year. It will cost about \$600 per apartment or \$180,000 to replace the submetering system. As meters fail it will cost about \$750 per apartment and a \$3,000 PC antennae for integration. Submetering Systems does not recommend integration unless the current meters start to fail consistently. Management will continue to service the old system. Item deferred for the time being.
- G. Parking Stall Rental Status. To date, twelve guest parking stalls have been rented.
- H. Restaurant Listing Agent. Marcus & Associates is under contract to market the restaurant till February 2008. One showing so far. The restaurant flue duct project was deferred to the next Board meeting. David Tobita will be asked to submit a proposal for engineering drawings.
- I. Dr. Mee Lee Moving Response. No confirmed moving date. The Board will monitor.