



HAWAIIANA

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CENTURY CENTER
BOARD OF DIRECTORS' AND
CENTURY CLUB COMMITTEE MEETING

The regularly scheduled meeting of the Board of Directors of Century Center and the Century Club Committee will be held on:

DATE: Friday, December 1, 2006

TIME: 12:00 Noon

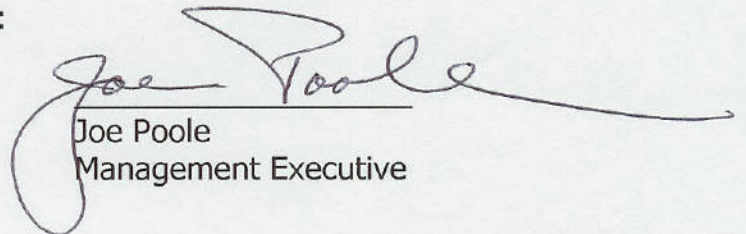
PLACE: Hawaii Prince Hotel

If you are unable to attend this meeting, please call 593-6877 and inform us accordingly.

BY CALL OF:

IAN LIND
PRESIDENT

BY:


Joe Poole
Management Executive

WHENEVER PRACTICABLE, THIS NOTICE SHALL BE POSTED SEVENTY-TWO HOURS PRIOR TO THE MEETING. (HRS 514A-82)

**CENTURY CENTER
BOARD OF DIRECTORS' AND
CENTURY CLUB COMMITTEE MEETING
FRIDAY, DECEMBER 1, 2006, 12:00 NOON**

A G E N D A

1. CALL TO ORDER
2. ESTABLISH A QUORUM
3. APPROVE THE FOLLOWING MINUTES
 - A. November 9, 2006 Board Meeting
4. GENERAL MANAGER'S REPORT
 - A. Emergency Generator
 - B. Flood Supplemental Claim
 - C. Project Updates: See GM Report Agenda
5. SECURITY SUPERVISOR REPORT
 - A. Robbery Apartment #206
6. UNFINISHED BUSINESS
 - A. Apartment #113 Bathroom Facility
 - B. Apartment #2701 Usage Decision
7. NEW BUSINESS
 - A. Apartment #2501 Alteration Request
8. CENTURY CENTER CLUB COMMITTEE
9. DATE, TIME, PLACE OF NEXT MEETING- JANUARY 18, 2007 12:00 P.M. IN THE 4TH FLOOR RECREATION ROOM.

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, NOVEMBER 9, 2006
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	Gordon Imata
	Janice Chadwick	Ian Lind
	Ira Gordon	Sarah Nordwall
	Charles Hyde	Anna-Maria Preston

Member Excused: Blane Yamagata

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 October 26, 2006 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. Supplemental Flood Claim Update. Word was received from the insurance claim adjuster that the Association will not be able to claim any work done by Architectural Diagnostics, Elevators Inc., Quinn Consulting and MPI. Total supplemental claim, if approved, is now down to a net \$127,973.47.
- B. Chiller Replacement. Carrier has secured the permit and work will be scheduled in December 2006.

SECURITY SUPERVISOR REPORT

Report submitted.

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CENTURY CENTER
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TREASURER'S REPORT

The October 2006 financial report was accepted, subject to audit.

UNFINISHED BUSINESS

- A. Proposed 2007 Budget. It was moved by Director Gordon and seconded by Director Preston to approve the 2007 operating budget and reserve study with a 10% maintenance fee increase for 2007. The motion carried with Director Hyde opposing.
- B. Diamond Head Hedge Decision. After a lengthy discussion, it was moved by Director Nordwall and seconded by Director Buhr to cut the hedge down to the wall level which is approximately four feet from the end of the hedge closest to the street. The motion carried unanimously.
- C. Ground Floor Signage. Committee consisting of Directors Gordon, Buhr, Nordwall, and Imata with the General Manager will meet to review the current signage rules for any reasonable accommodations.

The Board President and General Manager were authorized to meet with Chris Goodwin on sign enforcement.

- D. Lease to Fee. Nothing new to report.
- E. First Hawaiian Bank Collection. Nothing new to report at this time.
- F. 514B Adoption. The attorneys are not recommending that the Board opt into 514B at this time. The Board will decline to adopt at this time.
- G. #113 Bathroom Facility Decision. Deferred to the January Board meeting.
- H. Combine Apartment A/C and Electric Cost Decision. It was moved by Director Gordon to combine the A/C and unit electric charge. The motion died due to lack of a second.

NEW BUSINESS

- A. Bistro Lighting and Camera Proposal. General Manager to follow up on the installation of a fluorescent light fixture in the dark corner. The owner to be informed that they can install a peephole camera.

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- B. Set Date, Time, and Place of Annual Owners' Meeting. Set for Wednesday, March 8, 2007 at 6:30 p.m., onsite.

Director Chadwick was excused from the meeting at 2:00 p.m. due to prior commitments.

EXECUTIVE SESSION

The Board went into executive session at 2:01 p.m. to discuss personnel and legal matters and resumed the regular meeting at 2:18 p.m.

2007 EMPLOYEE WAGE REVIEW

The Board approved the General Manager's recommended salary increases for the Association's employees. Also, a salary increase was approved by the Board for the General Manager. In addition, monetary bonuses were approved for the management team as a commendation for all their hard in tackling this year's crisis and emergencies.

2701 RULING ON MD USAGE--UPDATE

Item deferred to a special meeting.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Friday, December 1, 2006 at 12:00 noon at the Hawaii Prince Hotel.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:20 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Charles Hyde
Secretary