



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 AOA Century Center and the Century Club Committee will be held on:

DATE: Wednesday, January 21, 2009

TIME: 12 NOON

PLACE: 4th Floor Recreation Room

If any director is unable to attend this meeting, please call 593-6378 and inform us accordingly.

BY CALL OF:

IAN LIND

PRESIDENT

BY:

Debi Balmilero

Debi Balmilero, CMCA®, AMS®, PCAM®
Management Executive

THIS NOTICE SHALL BE POSTED SEVENTY-TWO (72) 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
Wednesday, January 21, 2009, 12 NOON
4th Floor Recreation Room**

A G E N D A

CALL TO ORDER

ESTABLISH A QUORUM

MINUTES

- A. Regular Meeting – Monday, December 15, 2008

GENERAL MANAGER'S REPORT

- A. Power Outage 12/26 –12/27/08
- B. Insurance Coverage Deadline
- C. Aloha Satellite Internet Bandwidth Upgrade
- D. HECO Public Benefit Fund Charge / Electricity Line Items
- E. Consumer Protection Complaint
- F. Project Updates

SECURITY SUPERVISOR'S REPORT

- A. Apartment Activity Report

TREASURER'S REPORT

- A. Financial Statement December 2008 – *(accept subject to audit)*
- B. Delinquency Report
- C. Aria Restaurant Delinquency

UNFINISHED BUSINESS

- A. 808 Acquisitions Cell Phone Transmitter Agreement

NEW BUSINESS

- A. Commercial Parking
- B. Parking Equipment Upgrade Proposal
- C. #204A Alteration Request
- D. #2603 Alteration Request
- E. #3602 Alteration Request
- F.

EXECUTIVE SESSION

- A.

CENTURY CENTER CLUB

- A.

DATE, TIME AND PLACE OF NEXT MEETING

Wednesday, February 18, 2009, 12 noon, 4th floor Recreation Room

ADJOURNMENT

**AOAO CENTURY CENTER BOARD OF DIRECTORS' MEETING
& CENTURY CLUB COMMITTEE MEETING
Monday, December 15, 2008
Hawaii Prince Court Restaurant
MINUTES**

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 Ira Gordon.

ESTABLISH A QUORUM

A quorum was established.

Members Present: Doug Buhr Richard Lee
 Ira Gordon Sarah Nordwall
 Gordon Imata

Also Present: Mike Baker, General Manager
 Debi Balmilero, Hawaiiana Management Company

Excused: Ian Lind, Janice Chadwick, Anna-Maria Preston

APPROVE MINUTES

The minutes of the November 19, 2008 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. Expansion Joint-New Material: It was moved by Director Nordwall and seconded by Director Imata to approve the addition of an Emseal Expansion Joint System with membrane and topcoat for \$6,600. The motion carried unanimously.
- B. Employee Christmas Fund: GM Baker reported that the funds will distributed to all staff members on December 21, 2008.
- C. Low Zone Heat Exchanger: It was moved by Director Buhr and seconded by Director Imata to approve the purchase of a 60 or 40-ton exchanger as needed in an amount not to exceed \$24,000. The motion carried unanimously.

SECURITY SUPERVISOR'S REPORT

Report submitted.

TREASURER'S REPORT

The November 2008 financial report was accepted, subject to audit.

Delinquency Report:

- #1208 Legal Fee Settlement Request – Owner is disputing the legal fees and requested it be waived. Director Buhr and seconded by Director Nordwall to collect the fees owed. The motion carried unanimously.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
December 15, 2008
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UNFINISHED BUSINESS

- A. Cell Phone Transmitter Space Rental Agreement: By general consent, the Board requested that the Building and Grounds Committee work with GM Baker to itemize a list of items for review in the current agreement and have the contractor redraft the proposal.
- B. Lease to Fee: GM Baker reported that Unit 3804 indicated a desire to work with the Board on obtaining the fee. This item was deferred.

NEW BUSINESS

- A. Unit 3604, Parking & Internet Complaint Memos: GM Baker noted that he is working with the owner and the corresponding vendors to resolve the issues.
- B. Unit 104 Dividing Wall Alteration Request. By general consent, the Board determined that approval would be granted once a City and County Building Permit is obtained.

EXECUTIVE SESSION

None.

CENTURY CENTER CLUB

None.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, January 21, 2009 at 12:00 noon, 4th floor Recreation Room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:04 p.m.

Submitted by:

Debi Balmilero, CMCA[®], AMS[®], PCAM[®]
Recording Secretary

