



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, November 19, 2008

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, November 19, 2008, 12 NOON
4TH FLOOR RECREATION ROOM**

A G E N D A

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. MINUTES**
 - A. Regular Meeting – Thursday, October 15, 2008
- 4. GENERAL MANAGER'S REPORT**
 - A. Project Updates: See GM Report
 - B. Aria Restaurant Opening
 - C. Parking Revenue October 2008
- 5. SECURITY SUPERVISOR'S REPORT**
 - A. Apartment Activity Report
- 6. TREASURER'S REPORT**
 - A. Financial Statement October 2008 – *(accept subject to audit)*
 - B. Delinquency Report
 - C. #4100 Late/Legal Fee Waiver Request
 - D. #1208 Legal Fee Settlement Request
- 7. UNFINISHED BUSINESS**
 - A. 514B/Insurance Requirement Ballot Update
 - B. Chan Apartment #112 Usage Amendment
- 8. NEW BUSINESS**
 - A. 2009 Annual AOAO Meeting Date
 - B.
- 9. EXECUTIVE SESSION**
 - A. Legal Matters: Directors & Officer's Claim
- 10. CENTURY CENTER CLUB**
 - A. Cell Phone Rec. Deck Transmitter Agreement Legal Opinion
 - B.
- 11. DATE, TIME AND PLACE OF NEXT MEETING**

Monday, December 15, 2008, 12 noon, Hawaii Prince Hotel
- 12. ADJOURNMENT**

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
WEDNESDAY, OCTOBER 15, 2008
12:00 P.M., ONSITE, 4TH FLOOR RECREATION ROOM**

CALL TO ORDER

The regularly scheduled meeting of the Board of Directors of Century Center was called to order at 12:05 p.m. by President Ian Lind.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Ira Gordon	Ian Lind
	Gordon Imata	Sarah Nordwall
	Richard Lee	Anna-Maria Preston
	Robert Palma	

Member Excused: Doug Buhr
Janice Chadwick

Also Present: Mike Baker, General Manager
Reid Nakamura, Security Supervisor
Debi Balmilero, Hawaiiana Management Company
Annie Kekoolani, Recording Secretary

APPROVE MINUTES

The minutes of the September 24, 2008 Board meeting were approved as amended.

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. Flood Prevention System Update. CC Engineering will provide colored concrete for the hump at no additional cost. Director Imata suggested a soft aggregate finish be further looked into.
- B. Satellite Dish Fencing. Work was completed on October 8th.
- C. Expansion Joint Repair. Work to commence on October 27th.

SECURITY SUPERVISOR'S REPORT

Report submitted.

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TREASURER'S REPORT

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

Delinquency Report:

- # 1208 –The Board approved filing a District Court judgment
- # 507 – Default on payment plan of \$500 per month. The Association's attorney to send a demand letter.

UNFINISHED BUSINESS

- A. Apartment 108 Signage Proposal. The matter to be referred to the Building and Grounds Committee.
- B. First Hawaiian Bank GET Collections. Nothing new to report at this time.
- C. 514B / Insurance Requirement Ballot Update. Need a unit or two to pass.

NEW BUSINESS

- A. 2802 Suggestion Request. The Board was asked to consider the conservation of energy in lobby and gyms by shutting down the A/C units and purchasing portable fans. Mention was made that two of three A/C units in the lobby are off to conserve electricity. Security staff will turn off the A/C in the gym when no one is utilizing the gym.

EXECUTIVE SESSION

The Board went into executive session at 12:40 p.m. for personnel and legal matters and resumed the regular meeting at 1:08 p.m.

EMPLOYEE WAGE REVIEW

By unanimous consent, the Board approved the wage increases for 2009 as proposed by the General Manager. The Board also approved a salary increase for the General Manager.

CENTURY CENTER CLUB

- A. Cell Phone Rec-Deck Transmitter. The contract from 808 Acquisitions to be referred to the Association's attorney for review.

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DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, November 19, 2008 at 12:00 noon, onsite, 4th floor rec room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:09 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Robert Palma
Secretary