



# HAWAIIANA

Hawaiiana Management Company, Ltd.  
Pacific Park Plaza, Suite 700  
711 Kapiolani Boulevard  
Honolulu, Hawaii 96813  
Tel: (808) 593-6378  
Fax: (808) 447-5163  
Internet: [www.hmcmgt.com](http://www.hmcmgt.com)

## 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:** Thursday, December 10, 2009

**TIME:** 12 NOON

**PLACE:** Hawaii Prince Hotel

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  
Thursday, December 10, 2009, 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, November 19, 2009
- 4. GENERAL MANAGER'S REPORT**
  - A. Refuse Contract
  - B. Project Updates
- 5. TREASURER'S REPORT**
  - A. Financial Statement November 2009 *(deferred)*
  - B. Delinquency Report/Action Memos
- 6. UNFINISHED BUSINESS**
  - A. Move In/Out Deposit Policy
  - B. Apartment #204A Final Plans
- 7. NEW BUSINESS**
  - A. Owner Apartment #103 Usage Request

**DATE, TIME AND PLACE OF NEXT MEETING**  
Thursday, January 21, 2009, 12 noon, 4<sup>th</sup> Floor Recreation Room

**ADJOURNMENT**

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING  
AND CENTURY CLUB COMMITTEE MEETING  
THURSDAY, DECEMBER 10, 2009  
12:00 P.M., HAWAII PRINCE**

**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	Ian Lind
	Ira Gordon	Robert Moses
	Richard Lee	Sarah Nordwall
	Gordon Imata	Anna-Maria Preston

Member Excused: Jan Chadwick

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

**APPROVE MINUTES**

The minutes of the November 19, 2009 regular 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 item was discussed:

- A. Refuse Contract. It was moved by Director Nordwall and seconded by Director Imata to approve KNG Group's refuse contract at \$2,300 per month plus tax & fuel surcharge and to give 60-day termination notice to Roll Offs Hawaii. The motion carried unanimously.

**TREASURER'S REPORT**

- A. The November 2009 financial report was deferred to the next Board meeting.
- B. Delinquency Report / Action Memos -- Deferred.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
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**UNFINISHED BUSINESS**

- A. Move In/Out Rules and Conditions. The General Manager provided an updated Moving Rules and Conditions with a recommendation that the deposit requirement be removed. It was moved by Director Preston and seconded by Director Nordwall that the policy be approved as presented. The motion carried unanimously.
- B. Apartment 204A Final Plans. Plans were not available for the Board's review. Item deferred to the next Board meeting.

**NEW BUSINESS**

- A. Apartment 103 Request. The owner requested Board approval to use apartment 103 as a barber shop. There will be no infrastructure increases for the establishment. The request was approved by the Board.
- B. Holiday Get Together. Set for December 17, 2009 on the 4<sup>th</sup> floor recreation room from 3:30 p.m. to 5:00 p.m. Board members were urged to attend.
- C. Apartment 1010/1012 Request. The Board reviewed the letter from the owner of apartments 1010 and 1012 regarding the condition of the facilities. The General Manager is addressing some of the concerns; while others will be considered upon availability of funds.

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

The next scheduled meeting of the Board of Directors will be held on Thursday, January 21, 2010 at 12:00 noon, onsite, 4<sup>th</sup> floor recreation room.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:21 p.m.

Submitted by:

Annie Kekoolani  
Recording Secretary