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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: Monday, December 15, 2008

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
Monday, December 15, 2008, 12 NOON
Hawaii Prince Hotel**

AGENDA

- 1. CALL TO ORDER**
- 2. ESTABLISH A QUORUM**
- 3. MINUTES**
 - A. Regular Meeting – Wednesday, November 19, 2008
- 4. GENERAL MANAGER'S REPORT**
 - A. Expansion Joint New Material Additional Cost
 - B. Employee Christmas Fund
 - C. Project Updates: See GM Report
- 5. SECURITY SUPERVISOR'S REPORT**
 - A. Apartment Activity Report
 - B. Thefts
- 6. TREASURER'S REPORT**
 - A. Financial Statement November 2008 – *(accept subject to audit)*
 - B. Delinquency Report
- 7. UNFINISHED BUSINESS**
 - A.
- 8. NEW BUSINESS**
 - A. Apartment #3604 Parking / Internet Memos
 - B. Apartment #104 Dividing Wall Alteration Request
 - C.
- 9. EXECUTIVE SESSION**
 - A. Legal Matters: Directors & Officer's Claim
- 10. CENTURY CENTER CLUB**
 - A.
- 11. DATE, TIME AND PLACE OF NEXT MEETING**

Wednesday, January 21, 2009, 12 noon, 4th floor Recreation Room
- 12. ADJOURNMENT**

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
WEDNESDAY, NOVEMBER 19, 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 12:00 p.m. by President Ian Lind.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Doug Buhr	Richard Lee
	Janice Chadwick	Ian Lind
	Ira Gordon	Sarah Nordwall
	Gordon Imata	Anna-Maria Preston

Also Present: Mike Baker, General Manager
Reid Nakamura, Security Supervisor
Debi Balmilero, Hawaiiana Management Company
Annie Kekoolani, Recording Secretary
Tamon Ikeda, Owner of Unit 2802

APPROVE MINUTES

The minutes of the October 15, 2008 Board meeting were approved as corrected.

OWNER'S CONCERN

Mr. Ikeda addressed the Board on his concerns regarding maintenance fee increases for future years and conserving energy by turning off the A/C in the first floor lobby area and the gym. The Board expressed its appreciation for his interest.

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. It was moved by Director Nordwall and seconded by Director Preston to approve the hump design with aggregate top finish for \$2,730. The motion carried unanimously.

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- B. Aria Restaurant Opening. Grand opening was held on October 17th. Restaurant has complained of weights dropping noise from the gyms. Staff is monitoring the situation closely. The restaurant has set off the kitchen fire alarms at three different locations. Pro-tech has recommended a heat sensor head be installed.
- C. Purchasing Hui Recognition. The General Manager was honored for contributions and perfect attendance at Hui meetings.

SECURITY SUPERVISOR'S REPORT

Report submitted.

TREASURER'S REPORT

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

Delinquency Report. Deferred to Executive Session.

UNFINISHED BUSINESS

- A. 514B/Insurance Requirement Ballot Update. The owners have approved opting-in to 514B and the insurance requirement resolution. Letter has been drafted to go out to the owners giving them 90 days to provide proof of insurance.
- B. Chan Apartment #112 Usage Amendment. MYR has drawn up the document to go out to the membership seeking permission to change the apartment designation from "gourmet Shop" to any retail or office use, Cost associated to the drafting of the documents and mailing to the owners will be at the expense of unit 112 owner.

NEW BUSINESS

- A. 2009 Annual Meeting. Set for Thursday, April 2, 2009 at 6:30 p.m., onsite.
- B. #116 Alteration Request. Shelving units to be installed—no load bearing walls. Request did not require Board action.

EXECUTIVE SESSION

The Board went into executive session at 1:00 p.m. for delinquency and legal matters and resumed the regular meeting at 1:20 p.m.

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DELINQUENCIES

- ↓ #4100 Late/Legal Fee Waiver Request – Owners are requesting that the late fees be waived and unpaid legal fees be collected from Peter Lee. It was moved by Director Gordon and seconded by Director Nordwall that the owners of 4100 be informed of the Association's financial condition and the Board is not in the position to waive the late fees. The motion carried unanimously.
- ↓ #1208 Legal Fee Settlement Request – Owner is disputing the legal fees and requested it be waived. No Board action was taken on the matter.

CENTURY CENTER CLUB

- A. Cell Phone Rec Deck Transmitter Agreement. Item was deferred to the next meeting.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Monday, December 15, 2008 at 12:00 noon, Hawaii Prince Hotel.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:25 p.m.

Submitted by:

Annie Kekoolani
Recording Secretary