



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

DATE: Thursday, February 26, 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
Management Executive

THIS NOTICE SHALL BE POSTED SEVENTY-TWO 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, February 26, 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 – Wednesday, January 21, 2009
- 4. GENERAL MANAGER'S REPORT**
 - A. Network Server
 - B. Recreation Deck Light Pole Removal
 - C. 514B Amendment Recordation
 - D. Verizon Proposal
 - E. Stratum VRS Pool System
 - F. Project Updates: See GM Report
- 5. SECURITY SUPERVISOR'S REPORT**
 - A. Apartment Activity
- 6. TREASURER'S REPORT**
 - A. Financial Statement January 2009 – *(accept subject to audit)*
 - B. Delinquency Report
- 7. UNFINISHED BUSINESS**
 - A. 808 Acquisitions Cell Phone Transmitter Agreement
 - B. #204A Alteration Request
 - C. #112 Apartment Usage Declaration Amendment Update
 - D. Commercial Parking
 - E. Insurance Resolution Requirement
 - F. Parking Equipment Proposals
- 8. NEW BUSINESS**
 - A. Owner #1010, #1011 & #1012 Common Area Space Request
 - B.
- 9. EXECUTIVE SESSION**
 - A. Aria Restaurant Delinquency
- 10. CENTURY CENTER CLUB**
 - A.
- 11. DATE, TIME AND PLACE OF NEXT MEETING**

Thursday, March 19, 2009, 12 noon, 4th floor Recreation Room
- 12. ADJOURNMENT**

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- C. HECO PBF Charge/Electricity Use Line Items. The added charge to be entered into the common cost.
- D. Flood Prevention System. It was moved by Director Imata and seconded by Director Nordwall to approve the change order for 7000 PSI concrete for the driveway hump for \$2,563. The motion carried unanimously.
- E. Cell Phone Subscriber. Verizon Wireless submitted a proposal to replace the security cell phone system (radios & phones) for less than current Nextel contract. It will cost \$200 per phone or \$1,600 to cancel the existing Nextel agreement. The General Manager to write to Nextel on the poor reception on the current phone system.

SECURITY SUPERVISOR'S REPORT

Report submitted.

TREASURER'S REPORT

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

Delinquency Report. Deferred to Executive Session.

Aria Restaurant Delinquency. Deferred to Executive Session.

UNFINISHED BUSINESS

- A. 808 Acquisitions Cell Phone Transmitter Agreement. Deferred to the next Board meeting.

NEW BUSINESS

- A. Parking Equipment Replacement. AMPCO submitted a proposal to replace the entry/exit gate system due to existing not repairable at \$29,701 or with a five-year extension on the parking contract at \$631 per month or \$37,860. The General Manager to solicit competitive bids. Item deferred to the next Board meeting.
- B. Commercial Parking. Vice President Gordon suggested citing tenants and visitors for not complying with the parking rules and further suggested compiling citations rather than by stalls. Matter to be referred to a committee of Ira Gordon, Sarah Nordwall and the General Manager.

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- C. 3602 Alteration Request. Ms. Lee requested Board approval to install walls for a second bedroom. Owner has applied for a building permit. It was moved by Director Nordwall, seconded by Director Imata, and carried unanimously to approve the request, subject to submission of a building permit.
- D. 204A Alteration Request. No formal request from the owner on alteration work. Owner was cited for constructing metal studs for floor to ceiling walls in the apartment. The apartment has a second sink and shower facilities. It was moved by Director Preston, seconded by Director Nordwall that the owner removes the additional sink and shower. The motion carried unanimously. The owner to be requested to submit a drawing on the proposed alteration for the Board's review.
- E. 2603 Alteration Request. Owner wants to install a free standing partition. No Board action required.
- F. 2704 Alteration Request. Kitchen and bathroom renovation work requested. The Board approved the request, subject to submission of a building permit and compliance with required underlayment. The General Manager to investigate whether there is an increase in the infrastructure (utilities).

EXECUTIVE SESSION

The Board went into executive session at 2:13 p.m. for delinquency matters and resumed the regular meeting at 2:20 p.m. Committee consisting of Directors Imata, Gordon and Preston will meet with the restaurant owner on the matter.

CENTURY CENTER CLUB

No items to discuss at this time.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, February 18, 2009 at 12:00 noon, onsite.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 2:22 p.m.

Submitted by:

Annie Kekoolani
Recording Secretary