



CENTURY CENTER CONDOMINIUM

1750 KALAKAUA AVENUE • HONOLULU, HAWAII 96826 • 808/941-9655

Accomplishment Summary

March 2006 through March 2007

Below you will find a list of items that was accomplished over the past year. These items will surely increase value, security and improve service to our owners, residents, clients and guests.

Century Center's Board of Directors, Managing Agent and Staff are committed year round to improving our service and appearance of our beautiful complex.

- **Flood Restoration:** Lobby and ground floor common areas new carpeting, wall covering, paint, baseboards and tile refinishing. Elevator chains and selectors were replaced. Drywall mold was removed and disposed of under containment from all flood affected apartments and common areas.
- **Exterior Window Glazing Project:** All exterior windows deteriorating window gaskets were replaced using a Dow Corning glazing material.
- **Chiller Replacement:** Two centrifugal chillers, condenser pumps, automatic switching valves and controllers were replaced. Rebates from HECO has been received and a drop in energy consumption has been noticed.
- **4th Floor Conference Room:** New carpeting installed.
- **Post Earth Quake Building Assessment:** Completed with only mention of some spalling concrete maintenance work.
- **No Smoking Policy:** A no smoking policy in common area policy was instituted.
- **Pet Rules:** Amended to restrict aggressive breeds of dogs and require a minimum of \$300,000 coverage from all new incoming pets owners.
- **Cooling Tower:** All wheels, motors, shafts were replaced. Also exterior tower was painted using a galvanized rust proofing coating.
- **Recreation Room Air Handler:** Rebuilt. New fan wheels installed.
- **Parking Fire Dry Stand Pipe System:** Engineered, permitted, re-routed, replaced and tested.

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- Power Point Manager's Message Channel: Installed on analog and digital Aloha Satellite dish system.
- Community Noise: Active involvement in working with the Liquor Commission to combat live music noise complaints from the Hard Rock Café.
- Staff Cut Backs: Two full time and two part time positions were eliminated to help with finances.
- Dog Park Lighting: New lighting with sensor controls was installed in the dog park.
- Camera Monitors: Replaced on warranty after continued pressing on manufacturer that the original monitors purchased were defective.
- Virtual Private Network: Created to access our network server.
- Flood Prevention Surveying: Property was surveyed by a Civil Engineer to see what more can be done to prevent future flooding of our property.
- Hard Floor Apartment Change Policy: The new policy will require all hard floor installations to have a noise reduction underlayment material with a minimum Impact Isolation Class of IIC-65.
- Model Unit Section: Carpeting replaced.