



CENTURY CENTER CONDOMINIUM

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

Accomplishment Summary *March 2008 - March 2009*

Below you find a list of items that was accomplished over the pass year. These items has surely increased value, security and improved services to our owners, residents and their guest(s).

Century Center's Board of Directors, Management and Staff continue to be committed year round to improving our service and appearance of our beautiful complex.

- ✓ Century Center Restaurant Leased Out.
- ✓ Driveway Flood Dam System Installed.
- ✓ Recreation Deck Expansion Joint Replacement.
- ✓ Security Surveillance System DVR's Replcement.
- ✓ In-House Computer Network Server Replacement.
- ✓ Restaurant Kitchen Flue Duct Clean Out Panels Installed.
- ✓ New Condo Statue 514B Adopted.
- ✓ Owners Apartment Insurance Requirement Adopted.
- ✓ Stratum Swimming Pool Vacuum Release System Installed.
- ✓ Low Zone Heat Pump Exchanger Replaced.

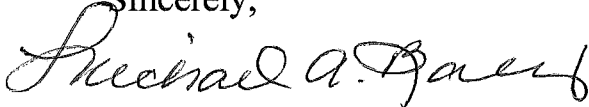
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Continued 2008-2009 Accomplishment Summary:

- ✓ Increased Internet Bandwidth Through Aloha Satellite Installed.
- ✓ Recreation Deck Restoration Contract Drawing Documents Prepared.
- ✓ Tower Faccia And Recreation Deck Concrete Spalling Work Completed.
- ✓ Main Back Flow Preventer Overhauled.
- ✓ 21st Floor Venting System Cleaned Out.
- ✓ Infrared Electrical Survey Completed On Main Common Area Circuits.
- ✓ Safety Fencing Installed Around Satellite Dish Area On Rec. Deck.
- ✓ Cooling Tower Sheaves Replaced.
- ✓ Became Members Of The Purchasing Hui.
- ✓ GM IREM Certification ARM "Accredited Resident Manager".
- ✓ Several Service Contracts Were Reviewed And Awarded With Cost Savings in Mind.
- ✓ There Is Ongoing Study For Income Generating Ideas and Energy Saving Solar and Photovoltaics To Utilize Large Vacant Space on The Recreation Deck.

If you may have any questions regarding the accomplishment summary feel free to contact me at 946-8818.

Sincerely,



Michael A. Baker, ARM
General Manager