



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, April 2, 2009

TIME: 5PM

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, 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, April 2, 2009, 5PM
4th Floor Recreation Room**

A G E N D A

CALL TO ORDER

ESTABLISH A QUORUM

MINUTES

- A. Regular Meeting – Thursday, February 26, 2009

GENERAL MANAGER'S REPORT

- A. See GM Report

SECURITY SUPERVISOR'S REPORT

- A. Apartment Activity Report

TREASURER'S REPORT

- A. Financial Statement February 2009 – *(accept subject to audit)*
- B. Delinquency Report

UNFINISHED BUSINESS

- A.

NEW BUSINESS

- A.

EXECUTIVE SESSION

- A.

CENTURY CENTER CLUB

- A.

DATE, TIME AND PLACE OF NEXT MEETING

Thursday, May 21, 2009, 12 noon, 4th floor Recreation Room

ADJOURNMENT

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, FEBRUARY 26, 2009
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	Ian Lind
	Janice Chadwick	Richard Lee
	Ira Gordon	Sarah Nordwall
	Gordon Imata	Anna-Maria Preston

Also Present: Lynn Wu, Insurance Agent, John H. Connors
Mike Baker, General Manager
Reid Nakamura, Security Supervisor
Debi Balmilero, Hawaiiana Management Company
Annie Kekoolani, Recording Secretary
Jim & Angela Poorbaugh, Units 1011 & 1012
Clayton Chow, Unit 2904
Rodney Leong, Unit 3802

APPROVE MINUTES

The minutes of the January 21, 2009 Board meeting were approved as amended.

OWNERS' CONCERNS

The owners expressed their concerns with regard to the HO6 and insurance requirements and requested the Board revisit the requirements.

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. Network Server. The current network server is no longer functional. A new server has been ordered from Dell and will be built and shipped out soon. It was moved by Director Nordwall, seconded by Director Imata, and carried unanimously to approve an expenditure of \$2,600 plus shipping for a new server, installation included.

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- B. Verizon Communication Cell Phone Replacement. Nextel, the current provider, is aware of the poor range of service being encountered by Century Center staff and does not expect to allow for early termination of contract. The General Manager recommended paying out the \$1,600 to get out of the Nextel agreement and to accept Verizon agreement. It was moved by Director Buhr and seconded by Director Chadwick to exit the contract with Nextel and to enter into an agreement with Verizon. Director Gordon suggested filing a complaint on Nextel with the regulatory agency. The motion carried unanimously.
- C. Flood Prevention System. It was moved by Director Imata and seconded by Director Nordwall to approve the change order for the electrical circuit to the sump for \$3,412.48. The motion carried unanimously.
- D. Backflow Preventer Leak. The main backflow is leaking. Per Doonwood Engineering, there is no overhaul kit for this valve. It will cost \$10,000 to replace to comply with State requirements. Another proposal will be solicited.

INSURANCE PRESENTATION

Lynn Wu explained the building's insurance coverage & the statute requirements, and responded to questions.

EXECUTIVE SESSION

The Board went into executive session at 12:55 p.m. for legal matters and resumed the regular meeting at 1:25 p.m.

SECURITY SUPERVISOR'S REPORT

Report submitted.

TREASURER'S REPORT

The January 2009 financial report was accepted, subject to audit.

Delinquency Report. Deferred to Executive Session.

Action Memos on #4100 and #4000. Deferred to Executive Session.

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UNFINISHED BUSINESS

- A. 808 Acquisitions Cell Phone Transmitter Agreement. Deferred to the next Board meeting.
- B. #204A Alteration Request. Owner requested Board approval to install extra walls to have two divided rooms. Item was tabled to the next Board meeting.
- C. #112 Apartment Usage Declaration Amendment Update. The ballot count is currently at 41.4% yes and 1.07% no. The owner's daughter is requesting for a second mailout and a convenient drop box be displayed in the lobby. It was moved by Director Gordon and seconded by Director Nordwall to approve the request. The motion carried unanimously.
- D. Parking Equipment Replacement Proposals. Deferred to the next Board meeting.

NEW BUSINESS

- A. #1010-#1012 Common Area Door Installation. The Board does not have the authority to approve an alteration to the common elements. Such change will require the approval vote of 100% of the owners.

EXECUTIVE SESSION

The Board went into executive session at 1:55 p.m. to discuss delinquency matters and resumed the regular meeting at 2:02 p.m. Director Chadwick was excused from the meeting at this time due to prior commitments. The Association's attorney will be requested to follow up on #1911 delinquency. The Board approved foreclosure action on #4100. Unit 4000 delinquency to be referred to a collection agency.

CENTURY CENTER CLUB

No items to discuss at this time.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, April 2, 2009 at 5:30 p.m., onsite.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 2:05 p.m.

Submitted by:

Annie Kekoolani
Recording Secretary