

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, MAY 14, 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	Sarah Nordwall
	Ira Gordon	Robert Moses
	Richard Lee	Anna-Maria Preston
	Gordon Imata	

Also Present: Mike Baker, General Manager
Reid Nakamura, Security Supervisor
Debi Balmilero, Hawaiiana Management Company
Annie Kekoolani, Recording Secretary

APPROVE MINUTES

The minutes of the April 16, 2009 Board meeting were approved as circulated.

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. Back Up Low Zone Gas Heater. The back up heater on the 4th floor has developed a manifold leak that was determined to be unreparable. Item was tabled to the next Board meeting.
- B. House Rule Review. The General Manager will work with the Rules Committee on proposed revisions to the House Rules regarding key ob, parking card purchases, etc.
- C. Flood Prevention System. The prelim dam test failed—the hardware supported areas on both ends and center leaked trickles of water. Contractor will work with manufacturer on corrective action. The Building Committee met with ADL and

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CC Engineering to discuss the radius on the walkway around the front entrance coconut tree which needs to be widened. A change order for that will be forthcoming and will include relocation of electrical components and additional tile work. The General Manager will authorize the \$2,500 glazing cost for JM Glass to seal stream side windows and repair the mullion which supports the door dam system outside apartment 112.

SECURITY SUPERVISOR'S REPORT

Report submitted. The tenant of apartment 1308 has been removed off the premises and is seeking care out of State.

TREASURER'S REPORT

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

Delinquency Report. MYR's report was distributed to the Board prior to the meeting.

Payment Plan Requests:

- #1911 – It was moved by Director Gordon to accept the proposed payment plan with stringent conditions. There was no second and the motion died. If the letter has not gone out to terminate utilities, the attorney to be instructed to do so.
- #107 – It was moved by Director Preston and seconded by Director Gordon to accept the revised payment plan from unit 107 (current monthly plus \$1,000 to \$2,000 per month. The motion carried unanimously.
- #2501/2502 – Liens are in place. The attorney to proceed with foreclosure action.

UNFINISHED BUSINESS

- A. Insurance Resolution Requirement Legal Opinion. It was moved by Director Buhr and seconded by Director Imata to have the Board President sign the letter to owners advising them of the insurance requirements and their obligation to show proof of insurance if requested. The motion carried unanimously.
- B. Committee Appointment. Assignments are as follows:
 - Building/Grounds—Nordwall (chair), Imata and Buhr

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- Rules—Preston (chair), Buhr and Lee
- Parking—Gordon (chair), Lee and Imata
- Communication Technology—Moses (chair), Gordon and Preston
- Finance—Chadwick (chair), committee of the whole
- Executive Committee—The Board's four elected officers

EXECUTIVE SESSION

The Board went into executive session at 1:28 p.m. to discuss the restaurant delinquency and legal matter. The regular meeting resumed at 2:03 p.m.

- A. Restaurant Delinquency. It was moved by Director Gordon and seconded by Director Preston to go with the proposed demand letter with the parking rental arrangement. In favor were Gordon & Lee; opposed were Lind, Buhr, Chadwick, Nordwall, Imata, Preston & Moses. The motion was defeated.

It was moved by Director Nordwall and seconded by Director Buhr to send the proposed demand letter without the parking rental arrangement. The motion was amended to send two separate letters simultaneously. In favor were Gordon, Moses & Lee; opposed were Lind, Buhr, Chadwick, Nordwall, Imata, and Preston. The motion was defeated. The motion to send the proposed demand letter without the parking rental arrangement carried unanimously.

- B. Heide Ashley Letter. Management to check with the Association attorney if the Association should respond to Ms. Ashley's letter. It was moved by Director Moses and seconded by Director Lee to approve an expenditure of \$1,250 and to proceed with four door modifications. The motion carried with Director Preston abstaining.

NEW BUSINESS

- A. Signage Request Unit 105 Facets. Deferred to the next Board meeting.
- B. Door Window Tinting Request #106. Deferred to the next Board meeting.
- C. Email Notification System. Deferred to the next Board meeting.

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No items to discuss at this time.

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DATE, TIME AND PLACE OF NEXT MEETING

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:04 p.m.

Submitted by:

Annie Kekoolani
Recording Secretary