

MINUTES OF THE BOARD OF DIRECTORS' MEETING
CENTURY CENTER
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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. Level 3 Restaurant Satellite Direct TV Dish / Beer Cooler Line Requests. Level 3 is in need of location to place a Direct TV dish. They have agreed to follow the same conduit line pending Board approves installation. They further request to run a cooler line out of the restaurant through the 3rd floor parking lot and enter the lounge area from the stream side fascia wall. Questions were raised as to why these issues were not addressed as part of the lease negotiation and if the common elements could be used for the benefit of the restaurant. The Board conducted a walkthrough of the 3rd floor parking lot area and questioned how the cooler line would be attached. It was the consensus of the Board that an agreement be drawn for the cooler line and satellite dish to protect the AOA from any liability and or damages. It was also moved that a lease agreement for dish space be included. It was moved by Director Palma and seconded by Director Nordwall to approve the leasing of the "dish" space at the same dollar amount per square foot as the restaurant. The motion carried with Director Buhr opposing.
- B. Flue Duct Access Panels. DSA Engineering completed construction drawings which were submitted to the Building Department for permitting. Alakai Mechanical was notified to schedule the job to meet the August 15th restaurant scheduled opening.
- C. Submeter Replacement. It was moved by Director Imata and seconded by Director Buhr to approve the replacement of six submeters at \$685 each for a total of \$4,110. The motion carried unanimously.
- D. AMPCO Parking Revenue. Director Palma requested that the Association not charge for a minute after ½ hour. The General Manager to look into the cost for 15-minute validations.
- E. 4th Floor Fall Incident. The carpet on the 4th floor elevator lobby is separating from the base. It will cost about \$3,700 to replace the carpet with same. Delamination is not covered under the warranty. It was moved by Director Nordwall and seconded by Director Imata to approve the installation of replacement carpet. The motion carried with Director Lee abstaining.

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- F. FHB No Attorney Meeting. Scheduled for July 2nd at 11:00 a.m. Settlement offer will be presented to the Board for approval.
- G. #113 Inspection. Bathroom shower fixtures have been removed. No visible signs of shower handles, head or extra plumbing.
- H. Fort DeRussey Sewer Line Work. Contractors are prepared to meet with the Board or ownership the week of the 23rd. No Board action was taken.

SECURITY SUPERVISOR REPORT

Report submitted.

TREASURER'S REPORT

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

Delinquency Report:

- ❖ #4100 – Acceptance of settlement offer was deferred, pending additional information.
- ❖ #2502 – It was moved by Director Gordon and seconded by Director Lee to proceed with filing of lawsuit in District Court on the delinquency. The motion carried unanimously.
- ❖ #1911 – Foreclosure action in process.

All other agenda items were deferred to the special meeting set for Thursday, June 26, 2008.

EXECUTIVE SESSION

The Board went into executive session at 1:57 p.m. for legal matters and resumed the regular meeting at 1:59 p.m.

DATE, TIME AND PLACE OF NEXT MEETING

A special meeting of the Board of Directors will be held on Thursday, June 26, 2008 at 12:00 noon, onsite, 4th floor rec room.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 2:00 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Robert Palma
Secretary