

**MINUTES OF THE CENTURY CENTER
SPECIAL BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, JUNE 26, 2008
12:00 P.M., ONSITE, 4TH FLOOR RECREATION ROOM**

CALL TO ORDER

The special meeting of the Board of Directors of Century Center was called to order at 12:01 p.m. by President Ian Lind.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Ira Gordon	Sarah Nordwall
	Gordon Imata	Robert Palma
	Richard Lee	Anna-Maria Preston
	Ian Lind	

Members Excused: Doug Buhr
Janice Chadwick

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

UNFINISHED BUSINESS

- A. Budget 2008/2009. The managing agent did a visual presentation on the budget projections for the rest of 2008 and 2009. The Board prioritized the timeline for several projected capital improvement items in hopes of the Association meeting reserve requirements.

EXECUTIVE SESSION

The Board went into executive session at 12:40 p.m. to discuss the Carrier settlement issue and resumed the regular meeting at 12:44 p.m.

- B. Flood Prevention System. Proposals for the construction of the system were obtained from Color Dynamics (\$84,865), Structural Systems (\$89,500) and CC Engineering (\$89,339). In addition, a proposal was obtained from CC Engineering for the flood dam material & installation (\$99,581). It was moved by Director Nordwall and seconded by Director Palma to undertake the driveway work with C&C Engineering. The motion carried unanimously.

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The General Manager will solicit another proposal for the dam work. It was moved by Director Nordwall and seconded by Director Preston to authorize the General Manager to proceed with the work if the cost for the driveway and the one dam comes in at about \$110,000. The motion carried unanimously.

- C. Rec Deck Repairs—Consultant Proposals. It was moved by Director Preston and seconded by Director Nordwall to accept WJE's consultant proposal of \$22,000, subject to some changes. The motion carried unanimously.
- D. Dish Space Lease & Cooler Line Agreements. Dish space lease was calculated at \$1.67 per sq. ft. (49 sq.ft.) rounded to the nearest dollar with a 5% increase per year and 5% late fee on balance, same as maintenance fee. It was moved by Director Lee and seconded by Director Gordon to approve the lease language. The motion carried with Directors Preston and Nordwall opposing.
- E. #204A Usage. The use of the unit has to be in accordance with the Declaration. No Board action will be taken on the matter.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, July 17, 2008 at 12:00 noon, onsite, 4th floor rec room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:42 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Robert Palma
Secretary