

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, July 16, 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:	Janice Chadwick	Ian Lind
	Ira Gordon	Doug Buhr
	Richard Lee	Robert Moses
	Gordon Imata	Anna-Maria Preston
	Sarah Nordwall	

Members Excused: None

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

APPROVE MINUTES

The minutes of the June 18, 2009 Board meeting were approved as circulated.

OWNERS' FORUM

A. Remodel Request—Unit 1807

Janice Lee requested Board approval to remodel her unit for handicap accessibility.

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. Recreation Deck Repairs.

Mr. Baker reported that additional proposals are being obtained to replace the deck surface, light fixtures and fences. The first proposal from Mid Pac Tennis excludes work on the tiled area, the pool, rock bed and the outer jogging track areas for \$365,000.

SECURITY SUPERVISOR'S REPORT

A. Report submitted.

Director Gordon arrived at 12:18 PM

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TREASURER'S REPORT

A. Financial Statements

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

B. Delinquencies

The Board reviewed the current delinquent accounts for any action as required for collection.

C. FHB Collection Request:

The Board reviewed correspondence from First Hawaiian Bank Lessor Trustees to collect from all delinquent tenants and initiate court proceedings to terminate the leases of the non-paying accounts.

Director Buhr Arrived at 12:37 PM

UNFINISHED BUSINESS

A. 4th Floor Door Closure Hours

Director Moses moved to change the current door closure hour to 8 PM as an experiment. Lacking a second the motion did not carry.

B. Apartment 4000, Ruling: Audio Speaker Troubleshooting Charges

There was no motion to rescind the charges for troubleshooting the fire alarm speaker system for \$921.40.

C. Apartment 1807 Alteration Request

Vice President Nordwall moved and Director Preston seconded the motion to approve the alteration request as submitted subject to City & County Permitting requirements. Approval was unanimous.

NEW BUSINESS

A. Apartment 101 Alteration Request.

The owner's request to remove an original small dividing wall was approved, subject to permitting.

B. Cameras for Parking Elevators

Director Gordon moved and Director Preston seconded the motion to obtain proposals for the addition of cameras for the parking elevators. Approval was unanimous.

C. Wireless Door Bells

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President Lind requested specifications be provided for wireless doorbells to be reviewed at a future meeting.

D. Smokers

Director Moses noted that smokers are congregating at the entrances and envelope of the building. He requested that the manager review ideas to reduce the smoking around the building perimeters.

E. Retail Hours

President Lind requested the association's attorney provide a recommendation on providing a limit to hours the retail establishments in the building.

F. Parking Pool

Director Lee requested a survey for a potential parking pool for the building. He will be submitting his recommendation in writing for the next meeting.

CENTURY CENTER CLUB

No items to discuss at this time.

EXECUTIVE SESSION

The Board adjourned into executive session at 1:15 PM to discuss legal matters and resumed regular session at 2PM. The following items were determined:

A. Apartment Smoking Prohibition

The Board determined that a survey would be sent out to determine if the Association would be interested in pursuing this matter.

B. Apartment 109

Director Buhr moved and Director Preston seconded the motion to obtain an opinion regarding the usage of apartment 109 from Attorney Chris Goodwin. There were eight votes in favor with President Lind abstaining. The motion carried.

C. Utility Shut off Policy

Director Gordon moved and Director Buhr seconded the motion to develop a general policy to have the utilities shut off in those units that are in default of their maintenance assessments and are not in a payment plan within a set number of days as determined by legal counsel. There were seven votes in favor with President Lind opposing and Director Moses abstaining. The motion carried.

D. Apartment 1911

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Director Buhr moved and Director Preston seconded the motion to continue with the electricity shut off within seven days of notification. There were seven votes in favor with President Lind opposing and Director Moses abstaining. The motion carried.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meeting of the Board of Directors will be held on Thursday, July 16, 2009 at 12:00 noon, onsite.

ADJOURNMENT

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

Submitted by:

Debi Balmilero
Recording Secretary