

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, JULY 17, 2008
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 (arr 12:25 pm)	Richard Lee
	Janice Chadwick	Ian Lind
	Ira Gordon	Sarah Nordwall
	Gordon Imata	Anna-Maria Preston

Member Excused: Robert Palma

Also Present: Chris Debone, Hawaii Energy Connection Representative
Richard Arguelles, Alarm Hawaii Representative
Steve Winter, Representative for Owner of 808
Mike Baker, General Manager
Reid Nakamura, Security Supervisor
Debi Balmilero, Hawaiiana Management Company
Annie Kekoolani, Recording Secretary

APPROVE MINUTES

The minutes of the June 18, 2008 regular Board and June 26, 2008 special Board meetings were approved as presented.

PRESENTATIONS

- A. Hawaii Energy Connection. Mr. Debone gave a brief presentation on possible ideas for renewable energy resources such as Photovoltaic, solar, wind turbines for the recreation deck to reduce the demand from utility companies. He mentioned the possible credit the apartment owners could gain based on Act 221. Tax incentives are an area of concern. A basic design conceptual drawing will be done as a last step.

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- B. Alarm Hawaii. Mr. Arguelles gave an overview on Alarm Hawaii's proposal to replace the access control system. The number of proximity carders was changed from 34 to 24. Total cost quoted by Alarm Hawaii for replacement purchase of a new system including DVRs is \$90,775. Mr. Arguelles responded to questions raised by Board members and was excused from the meeting at 12:50 p.m.
- C. Apartment 808. Mr. Winter, representative for the owner of apartment 808, explained the alteration plan proposed by the owner. The Board approved the alteration request, contingent on permitting. Mr. Winter was excused from the meeting at 12:59 p.m.

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. New Federal Law for Pool and Spa. The new law requires all pools and spas that have one drain to change the drain cover and add on an electronic vacuum release system. This will require two VRS and four new covers. It was moved by Director Gordon and seconded by Director Nordwall to approve an expenditure of \$3,500 to bring the pool and spa into compliance. The motion carried unanimously.
- B. Low Zone Heat Pump. Due to unavailability of funds to replace the existing low zone heat pump system estimated at \$75,000, the next best alternative is to repair the existing starting with the repair of compressor #2 which has a shaft seal refrigerant leak. It was moved by Director Gordon and seconded by Director Preston to approve Carrier's proposal of \$3,365 +R500 refrigerant. The motion carried unanimously.
- C. Simplex Access Control Service Contract Renewal. The current contract with Simplex is up for renewal August 1, 2008. Total cost for renewal is \$7,469.49 up from \$6,859. By general consensus, the Board opted to pay for service as needed rather than lock in to a one year contract.
- D. Laundromat Violations. The owner of the laundromat has been notified of her door needing to be closed and signage violations. She has 30 days to comply before citations are issued.

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- E. Ground Floor Signage Violations. The owner of suite 108 has filed an appeal for the Board to again look at the rules for the building's front signage. By general consensus, the Board currently has an enforceable policy on signage.
- F. Email Host. Mention was made that the email host was changed to a corporate vendor named Mailtrust due to numerous problems with hosting sites provided by Aloha Satellite.

SECURITY SUPERVISOR'S REPORT

Report submitted.

TREASURER'S REPORT

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

Delinquency Report:

- ❖ #2502 & 2501 – It was moved by Director Nordwall and seconded by Director Preston to pursue filing a lawsuit in District Court on the delinquencies. The motion carried unanimously.
- ❖ #4100 – The Board President will work with the Association's attorney on the matter.

UNFINISHED BUSINESS

- A. FHB GET Collection No Attorney Meeting. The Board President, managing agent, and general manager met with Ken Kojima of FHB Trust Department. Mr. Kojima will get back to the Board if an agreement can be reached.
- B. Committee Appointments. Committees are as follows:
- Building & Grounds – Sarah Nordwall (chair), Gordon Imata & Doug Buhr
 - Rules / Appeals / Security – Ian Lind (chair), Gordon Imata & Anna Maria Preston
 - Finance – Jan Chadwick (chair), Ian Lind, Ira Gordon, Anna Maria Preston & Robert Palma
 - Club – Ian Lind (chair), Richard Lee, Gordon Imata & Sarah Nordwall
- C. 514B / Insurance Ballot Update: 514B is at 49.149%, insurance is at 48.834%.

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Director Preston excused herself from the meeting at 1:45 p.m. due to prior commitments.

C. 15 Minute Parking Validations. Deferred for the time being.

NEW BUSINESS

A: Submetering System Replacement Proposal. Energy Billing Systems proposed \$195,525 to include apartment FCU monitoring of temperature, chill water and fan speed, eliminating the A/C charge allocation cost based on electricity usage. Item was deferred for the time being.

Director Chadwick excused herself from the meeting at 1:59 p.m. due to prior commitments.

CENTURY CENTER CLUB

There were no items for discussion under the Club.

DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Thursday, August 21, 2008 at 12:00 noon, onsite, 4th floor rec room.

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