

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, AUGUST 13, 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 (arr. 12:30 p.m.)	Ian Lind
	Ira Gordon	Robert Moses
	Richard Lee	Sarah Nordwall
	Gordon Imata	Anna-Marla Preston

Member Excused: Janice Chadwick

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

APPROVE MINUTES

The minutes of the July 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 item was discussed:

- A. Hawaii Energy Consultants. The Board approved the installation of flow monitors and metering devices for energy lighting, solar and photovoltaics. The General Manager to follow up on indemnification, etc:

SECURITY SUPERVISOR'S REPORT

No report was made. Reid Nakamura is on vacation until August 17th.

TREASURER'S REPORT

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

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General Policy. It was moved by Director Buhr and seconded by Director Preston to adopt the general policy of turning off utility for delinquent accounts of 90 days or more. The motion carried unanimously.

2010 Draft Budget. The deck repair proposal to be referred to the Building & Grounds Committee to make a recommendation to accept the dollar amount and put it into the budget.

UNFINISHED BUSINESS

- A. Apartment Doorbells – Chimes. The General Manager to look into options available. It was moved by Director Moses and seconded by Director Gordon that the wireless system be an option and be mounted outside the apartment door. The motion failed with Directors Preston, Nordwall, Imata, Buhr and Lindblad opposing.
- B. Parking Elevator Camera Proposal. Deferred to executive session.

NEW BUSINESS

- A. Apartment 201 Alteration Request. The Mail Box Company moved from apartment 103 to 201. The construction consists of a wood stud frame stand-alone reception and mailbox area. The owner was informed to get an official building inspector approval on the work. The General Manager to follow up on the matter to ensure that the alteration is in compliance.
- B. Apartment Smoking Prohibition Survey Results. Seventy apartments in favor of prohibiting smoking in the apartment and 7 against. The House Rules to be reviewed and a proposed revised language to the odor rule to be presented at the next Board meeting. Item was deferred to the next meeting.

EXECUTIVE SESSION

The Board went into executive session at 1:40 p.m. to discuss legal matters. Director Preston was excused from the meeting at 1:43 due to prior commitments. The regular meeting resumed at 2:26 p.m.

Apartment 109 Usage. The General Manager to obtain proposals on the installation of camera and lights outside the doorway of 109 for the Board's consideration.

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Restaurant Delinquency Proposal. Deferred to the August 27th Board meeting.

Fobs for the Parking Gate. Director Moses suggested utilizing the fob for the parking gate for the convenience of the residents. The matter to be further evaluated for security purposes.

CENTURY CENTER CLUB

No items to discuss at this time.

DATE, TIME AND PLACE OF NEXT MEETING

The next scheduled meetings of the Board of Directors will be held on Thursday, August 27, 2009 and September 17th at 12:00 noon, onsite.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:30 p.m.

Submitted by:

Annie Kekoolani
Recording Secretary