

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING  
AND CENTURY CLUB COMMITTEE MEETING  
THURSDAY, AUGUST 21, 2008  
12:00 P.M., ONSITE, 4<sup>TH</sup> FLOOR RECREATION ROOM**

**CALL TO ORDER**

The regularly scheduled meeting of the Board of Directors of Century Center was called to order at 12:05 p.m. by President Ian Lind.

**ESTABLISH A QUORUM**

A quorum was established.

Members Present: Doug Buhr (arr 12:43 pm)            Ian Lind  
                          Janice Chadwick                         Robert Palma  
                          Ira Gordon     Sarah Nordwall  
                          Richard Lee

Member Excused: Gordon Imata  
                          Anna-Maria Preston Robert Palma

Also Present: Carl Young, Consultant on antenna site  
                          Mike Baker, General Manager  
                          Reid Nakamura, Security Supervisor  
                          Debi Balmilero, Hawaiiana Management Company  
                          Annie Kekoolani, Recording Secretary

**PRESENTATIONS**

- A. Carl Young did a sales pitch for a cell phone/antenna transmitter site as an income opportunity for the Association. Their fee would be a percentage of the rental income. No money to be fronted by the Association.
- B. Signage at the Front of the Building – The matter to be referred to the committee.

**APPROVE MINUTES**

The minutes of the July 17, 2008 Board meeting were approved as presented.

**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. Insurance Risk Survey. A survey was conducted by the insurance underwriter and

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
CENTURY CENTER  
AUGUST 21, 2008  
Page 2**

and the following recommendations were made: (1) Remove all portable tables and chairs from the recreation deck; (2) install fencing around the satellite dish area on the recreation deck; and (3) Laundromat window being locked at all times. The Association has 30-day to implement the recommendations; otherwise, it could result in cancellation of policy. Additional time has been requested on the fencing around the satellite dish area.

- B. Infrared Testing. First Insurance offers free infrared electrical circuit testing to clients. The testing will point out loose connections and hot spots that may result in fires and/or spikes. Work is scheduled for Tuesday, September 2, 2008 at 9:00 a.m. ECI licensed electrician has been hired at \$100 per hour to accompany stenographer during the testing.
- C. Restaurant Update. Mr. Jewitt requested an extension of his no rent clause until October 1, 2008. It was moved by Director Nordwall and seconded by Director Gordon to defer the rent into the end of December with payment at year's end for three month. The motion carried unanimously.

Director Buhr arrived at the meeting at this point.

- D. Access Control System Update. It was moved by Director Palma and seconded by Director Buhr to approve Security Systems Hawaii's proposal of \$6,860.60 for a DVR system with burner, contingent on further evaluation by the General Manager. The motion carried unanimously.
- E. Low Zone Heat Pump. Carrier's proposal to replace one of the heat exchangers is forthcoming.
- F. Doonwood Engineering Preventative Maintenance Report. Two 3" and two 1-1/4 cla valves are in need of overhaul. It was moved by Director Palma and seconded by Director Gordon to approve Doonwood Engineering's proposal of \$2,700 plus tax to overhaul the cla valves. The motion carried unanimously.
- G. Holiday Luncheon. Set for Thursday, December 11, 2008 at 12:00 noon, Hawaii Prince. Lunch will be at the expense of each member & guest.

**SECURITY SUPERVISOR'S REPORT**

Report submitted.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
CENTURY CENTER  
AUGUST 21, 2008  
Page 3**

**TREASURER'S REPORT**

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

Delinquency Report. Deferred to executive session.

**UNFINISHED BUSINESS**

- A. FHB GET Collections Update. Deferred to the next Board meeting.
- B. 514B / Insurance Requirement Ballot Update. Currently at 49% in favor. Requires a simple majority approval vote of 50.01% to pass.

**NEW BUSINESS**

- A. Apartment 203 Partition Wall Request. The owner's request to construct a 96"x96"x86" high partition wall was approved contingent on the work being done by a licensed contractor and a City & County Building Permit being obtained.
- B. PH Deck / Rooftop Waterproofing Proposals. Proposals ranging from \$138,000 to \$165,000 were received for the Board's consideration. Item was tabled pending funding consideration.

**EXECUTIVE SESSION**

The Board went into executive session at 1:25 p.m. for personnel and legal matters. The regular meeting resumed at 1:45 p.m.

**PERSONNEL**

It was moved by Director Nordwall and seconded by Director Palma for the maintenance manager to maintain his pay status while on personal leave. The motion carried unanimously pending policy investigation.

**DELINQUENCIES**

- #1911 Payment Plan. It was moved by Director Buhr, seconded by Director Nordwall, and carried unanimously to accept the proposed payment plan.
- #4100. The matter is being pursued.

**MINUTES OF THE BOARD OF DIRECTORS' MEETING  
CENTURY CENTER  
AUGUST 21, 2008  
Page 4**

**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, September 25, 2008 at 12:00 noon, onsite, 4<sup>th</sup> floor rec room.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:47 p.m.

Submitted by:

Approved by:

Annie Kekoolani  
Recording Secretary

Robert Palma  
Secretary