

**MINUTES OF THE CENTURY CENTER BOARD OF DIRECTORS' MEETING
AND CENTURY CLUB COMMITTEE MEETING
THURSDAY, SEPTEMBER 24, 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 12:07 p.m. by President Ian Lind.

ESTABLISH A QUORUM

A quorum was established.

Members Present:	Doug Buhr	Richard Lee
	Janice Chadwick	Ian Lind
	Ira Gordon	Sarah Nordwall
	Robert Palma	Anna-Maria Preston

Member Excused: Gordon Imata

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

APPROVE MINUTES

The minutes of the August 21, 2008 Board meetings 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 items were discussed:

- A. Flood Prevention System Update. CC Engineering will provide a contract and project schedule for the work. The total cost of the project is now at \$115,276 pending no change orders plus tax. This includes \$24,597 for the driveway flood dam and \$90,679 for construction. It was moved by Director Nordwall and seconded by Director Buhr to proceed with the flood dam construction project for \$90,679, contingent on the inclusion of option being negotiated by the General Manager. The motion carried unanimously.

- B. Cell Phone Transmitters Update. Better schematics to be requested. The matter to be referred to the Building & Grounds Committee for further evaluation.

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- C. Gym Sensors/Relay Proposal. Additional proposals to be solicited.
- D. Low Zone Heat Exchanger Leak. Carrier will provide a cost to replace the heat exchanger.
- E. A/C Refrigeration Certification Classes. General Manager will be attending certification classes once per week for 10 consecutive weeks commencing Thursday, October 16, 2008 at 12 noon.
- F. Recreation Deck Project. Matter to be referred to the Building & Grounds Committee.
- G. Purchasing Hui Savings. The Hui has saved the Association an additional 10% off of the elevator service contract. This amounts to \$689.79 per month. The Association has a net savings of \$72,060.84 including early contract extension on the elevator service contract.

SECURITY SUPERVISOR'S REPORT

Report submitted. The General Manager to explore the Association's options for those charged for illegal activities.

TREASURER'S REPORT

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

Delinquency Report:

- ❖ 205 – The owner requested the Board waive the \$150 charge (legal fees) assessed against his account. The Board denied the request.
- ❖ 1911 – Made payment of \$1,500 on September 19th.
- ❖ 108 – Paid \$635.21.
- ❖ 4000 – It was moved by Director Gordon and seconded by Director Nordwall that the delinquency for unit 4000 be turned over to a collection agency. The motion carried unanimously.

Director Gordon excused himself from the meeting at 1:40 p.m. due to prior commitments.

Proposed 2009 Budget. It was moved by Director Buhr and seconded by Director Preston to approve the 2009 operating budget and reserve study with an increase of 25% for maintenance fee and 20% for club dues for 2009. The motion was amended by Director Lee to include a committee be formed to pursue other revenue sources.

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The motion carried with Directors Palma and Lee abstaining. The committee to consist of Director Lee to check revenue sources.

UNFINISHED BUSINESS

- A. Apartment 108 Signage Proposal. Deferred to the next Board meeting.
- B. First Hawaiian Bank GET Collections. Nothing new to report at this time.
- C. 514B / Insurance Requirement Ballot Update. 514B is at 49.3% and insurance requirement is at 49.03%.

Directors Nordwall and Palma excused themselves from the meeting at 1:48 p.m. due to prior commitments.

NEW BUSINESS

- A. Lighting Retrofit Proposal. No action was taken by the Board on Adon Construction proposal to do a lighting change out on floors 1 to 4.

EXECUTIVE SESSION

The Board went into executive session at 1:52 p.m. for personnel matters and resumed the regular meeting at 2:00 p.m.

REVISED PTO POLICY

By unanimous consent, the Board ratified the phone poll done on September 4, 2008 approving the revised PTO policy as amended.

STATUS CHANGE

The Board approved the promotion of the part-time maintenance person, Ernesto Gali, to fulltime status.

CENTURY CENTER CLUB

There were no items for discussion under the Club.

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DATE, TIME AND PLACE OF NEXT MEETING

The next regularly scheduled meeting of the Board of Directors will be held on Wednesday, October 15, 2008 at 12:00 noon, onsite, 4th floor rec room.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:06 p.m.

Submitted by:

Approved by:

Annie Kekoolani
Recording Secretary

Robert Palma
Secretary