



Reflections

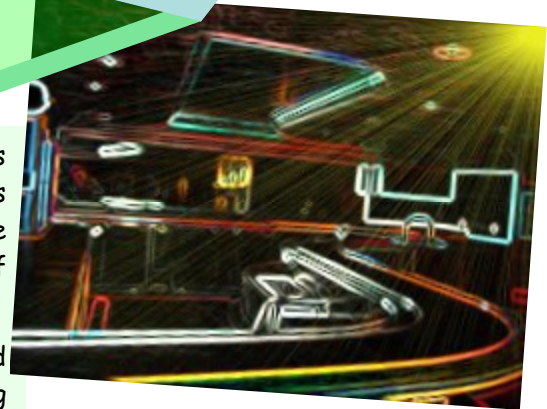
CENTURY CENTER NEWSLETTER – JUNE 2008

MESSAGE FROM THE BOARD

The Board is happy to announce that the Century Center Restaurant has been leased out. The new restaurant will be called Level 3 and is scheduled to open on August 15, 2008. It has been just over a year since The Bistro closed its doors. The new restaurant brings a well-known chef with an elegant casual dining atmosphere.

At the last Annual Meeting during the owners forum it was mentioned from the floor that the Board should consider running the parking facility in-house. The Board looked at the possibility at doing this using last year revenues as a comparison. After weighing out the up and down sides of the operational, supplies, man power coverage, supervision and accounting of doing so it was decided that the AOA is doing pretty well with our existing vendor.

The Board as a whole met on May 29, 2008 to discuss the 2008 Budget and funding the ongoing necessary concrete spalling work, recreation deck repairs and flood prevention system projects to name a few. The upcoming 2009 Budget was also discussed and although no final decisions have been made will likely involve a maintenance fee and possible club due increase. This is necessary to fund repairs and upgrades to our aging complex and to keep up with record pace rising of utility, fuel, construction, labor, insurance and material cost. Your Board and Managing Agent are committed to our deserving owners having a well-maintained, secured, safe and marketable complex, which we all can be proud of and benefit from.



Committee Reports

Concrete spalling repair work continues on floors 1-4 in common areas. Continue to avoid barricaded work areas.

The leaking recreation deck expansion joint leak work will begin shortly. When completed this will eliminate the puddling of water in the 4th floor parking areas during rainfall.

Restaurant flue duct access panel work will begin by the end of this month. The purpose for the installation of the additional panels is to satisfy insurance requirements and best management practices of having it completely cleaned annually. Residents who parking under the flue duct will be contacted to relocate their vehicles while work is in progress.

Hurricane season in Hawaii runs from June 1 - November 30. Hurricane hazards include storm surge, high winds, tornadoes and flooding. As always advanced planning is necessary for you and your family's well being, Get to know where safe shelters are in your area, have a plan to connect with family and loved ones and prepare an emergency survival kit. Remember that no one is safe during a hurricane and not planning ahead is equal to planning to fail.

