

**REAL ESTATE COMMISSION**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

**MINUTES OF MEETING**

The agenda for this meeting was filed with the Office of the Lieutenant Governor, as required by Section 92-7(b), Hawaii Revised Statutes.

Date: Friday, February 28, 2014

Time: 9:00 a.m.

Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Present: Nikki T. Senter, Chair, Public/Honolulu Commissioner  
Bruce Faulkner, Broker/Maui Commissioner  
Scott Arakaki, Public/Honolulu Commissioner  
Scott A. Sherley, Broker/Hawaii Island Commissioner  
Rowena Cobb, Broker/Kauai Commissioner  
Aileen Wada, Broker/Honolulu Commissioner  
Laurie Lee, Broker/Honolulu Commissioner

Neil K. Fujitani, Supervising Executive Officer  
Miles Ino, Executive Officer  
Diane Choy Fujimura, Senior Real Estate Specialist  
Cynthia Yee, Senior Condominium Specialist  
Amy Endo, Real Estate Specialist  
Benedyne Stone, Condominium Specialist  
Katherine Linster, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Marilyn Antolin, Recording Secretary

Absent: Frances Gendrano, Vice Chair, Broker/Honolulu Commissioner

Others: Lei Fukumura, Special Deputy Attorney General  
Troy Takamoto  
Ka'ili Hopkins  
H. Scott Rotheiser  
Atau Sakuma

Call to Order: Chair Senter called the meeting to order at 9:00 a.m., at which time quorum was established.

Chair's Report: The Chair announced that the Commission may move into executive session to consider and evaluate personal information relating to individuals applying for licensure in accordance with section 92-5(a) (1), HRS, and/or to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a) (4), HRS.

Executive  
Officer's Report

The Executive Officer ("EO") informed the Commissioners that the original applications with any original associated documents to be considered at the meeting were available for review.

### **Minutes of Previous Meeting**

Upon a motion by Commissioner Arakaki, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the January 24, 2014 meeting.

Licensing  
Ratification:

Upon a motion by Commissioner Lee, seconded by Commissioner Cobb, it was voted on and unanimously carried to ratify the January 24, 2014 list.

Committees and  
Program of Work:

### **Laws and Rules Review Committee – Special Issue**

A written request to waive the requirement of being absent for no more than 30 days from the principal place of business was received.

The requestor, H. Scott Rotheiser, was present to answer any questions that the Commissioners had regarding Mr. Rotheiser's request.

Mr. Rotheiser was asked if he wished to have his request for a waiver considered in executive session. He declined the offer.

Mr. Rotheiser introduced himself as Principal Broker for RealHome Services and Solutions, Inc. (RHSS). He has been licensed in the State of Hawaii for nine (9) years. RHSS has seventeen (17) brokers geographically covering the United States. Mr. Rotheiser is responsible for Idaho, Kansas, Nevada, and Hawaii. He currently has an office on Ala Moana Blvd., Honolulu where he utilizes a laptop to download and access his files.

He has been conducting business remotely and returns to Honolulu every 30 days to satisfy the existing requirement. Idaho and Kansas do not have the same requirements as Hawaii or Nevada, and he does not maintain a physical place of business in those jurisdictions.

RHSS performs contract supervision, has no employees and does not engage in active retail activity.

RHSS does not get referral fees. It is an asset management company providing limited listing service. RHSS represents sellers, not buyers. RHSS appraises the property and provides the highest, best price for the property to the Seller. Offers presented to the asset manager and listings are managed through a website.

Deputy Attorney General Wong inquired how service of process on Mr. Rotheiser is performed. Mr. Rotheiser responded that his files are scanned and stored electronically on a server & can be transferred remotely from any location.

Mr. Rotheiser further mentioned that a corporate lawyer associated with RHSS indicated that the subject requirement has been waived; therefore, Mr. Rotheiser made an appearance to personally bring this issue in front of the Commission for verification.

Upon a motion by Commissioner Sherley, seconded by Commissioner Cobb, it was voted on and unanimously carried to take this matter under advisement.

Licensing  
Applications:

The EO informed the Commissioners that the information provided to the Commissioners is related only to the issue that is before the Commission for consideration. The other materials submitted are available for the Commissioners review should they desire to review it. If the applicants have an issue, which is personal in nature, they have the right to request that their application be considered in executive session.

**Troy K. Takamoto**

Mr. Takamoto was present to answer any questions that the Commissioners may have regarding his application for a real estate salesperson license.

Mr. Takamoto was asked if he wished to have his application considered in executive session. He declined the offer.

Commissioner Lee inquired how Mr. Takamoto would transport clients since his drivers license has been revoked for one (1) year.

Mr. Takamoto said that he has a temporary license, which allows him to drive his vehicle, which has a professionally installed ignition interlock device. He hopes to be able to obtain a regular driver's license in December 2014, at which time the ignition interlock device will be uninstalled from his vehicle.

Commissioner Lee inquired what duties Mr. Takamoto expected to conduct if his real estate salesperson application is approved. Mr. Takamoto indicated that he would concentrate on sales. His current employment is located on Pearl Harbor base yard where he has many potential customers.

Commissioner Lee indicated her concern with Mr. Takamoto's Abstract of Traffic Record, which shows seventeen (17) reported incidents in a short period. Chair Senter shared the same concern and indicated the safety risk, especially if Mr. Takamoto plans to transport his potential clients to the property(ies). Mr. Takamoto states he has had no other violation in the past three years.

Upon a motion by Commissioner Wada, seconded by Commissioner Faulker, it was voted on and unanimously carried to take this matter under advisement.

**Kailipeleuli S. Hopkins**

Mr. Hopkins was present to answer any questions that the Commissioners may have regarding Hopkins's request.

Mr. Hopkins was asked if he wished to have his request to have his application for real estate salesperson license considered in executive session. He accepted the offer.

Executive Session

Upon a motion by Commissioner Cobb, seconded by Commissioner Faulkner, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;" and pursuant to section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers,

duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Faulkner, seconded by Commissioner Sherley, it was voted on and unanimously carried to move out of executive session.

Upon a motion by Commissioner Cobb, seconded by Commissioner Faulkner, it was voted on and unanimously carried to take this matter under advisement.

#### **Atau Sakuma**

Chair Senter and Commissioner Wada recused themselves from discussion and voting on this matter and left the meeting. Chair Senter appointed Commissioner Sherley, Chair Pro Tem.

Mr. Sakuma was present to answer any questions that the Commissioners may have regarding Sakuma's request.

Mr. Sakuma was asked if he wished to have his request to have his application for real estate salesperson license considered in executive session. He accepted the offer.

#### Executive Session

Upon a motion by Commissioner Cobb, seconded by Commissioner Faulkner, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;" and pursuant to section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Arakaki, seconded by Commissioner Sherley, it was voted on and unanimously carried to move out of executive session.

Upon a motion by Commissioner Sherley, seconded by Commissioner Arakaki, it was voted on and unanimously carried to take this matter under advisement.

Chair Senter and Commissioner Wada returned to the meeting.

#### Chapter 91, HRS, Adjudicatory Matters:

The Chair called for a recess from the meeting at 9:54 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

#### **In the Matter of the Real Estate License of Sean S. Takamori, A Real Estate Salesperson; REC 2013-106-L**

Upon a motion by Commissioner Sherley, seconded by Commissioner Arakaki, it was voted on and unanimously carried to accept the settlement agreement.

#### **In the Matter of the Real Estate License of Robert E. Wills dba Bob Wills, A Real Estate Salesperson; REC 2013-61-L**

Upon a motion by Commissioner Sherley, seconded by Commissioner Wada, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Jessica L. Zeller, A Real Estate Salesperson; REC 2013-59-L**

Upon a motion by Commissioner Faulker, seconded by Commissioner Lee, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Carolyn Y, Ko, now known as Carolyn Y. Landon, A Real Estate Salesperson; REC 2008-102-L**

Upon a motion by Commissioner Faulker, seconded by Commissioner Arakaki, it was voted on and unanimously carried to approve the final order.

**In the Matter of the Real Estate License of Catherine Martin Seaquist, A Real Estate Salesperson; REC 2008-176-L**

Upon a motion by Commissioner Arakaki, seconded by Commissioner Lee, the Commission denied Ms. Seaquist's written request to reconsider the settlement agreement, approved by the Commission at its regular monthly meeting on December 20, 2013.

Following the Commission's review, deliberation, and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening its scheduled meeting at 10:40 a.m.

**Executive Session:**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Sherley, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;" and pursuant to section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Arakaki, seconded by Commissioner Sherley, it was voted on and unanimously carried to move out of executive session.

**Committees and Program of Work:**

**Laws and Rules Review Committee – Special Issue**

After review of the information presented by Mr. Rotheiser, Commissioner Cobb moved to deny the written request to waive the requirement of being absent for no more than 30 days from the principal place of business. Commissioner Faulkner seconded the motion. The motion was voted on and unanimously carried.

**Licensing Applications:**

**Troy K. Takamoto**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the conditional real estate salesperson license of Troy K. Takamoto. Commissioner Sherley seconded the motion. The motion was voted on; and, Commissioners Lee, Arakaki, Sherley and Senter voted aye.

**Executive Session:**

Commissioners Cobb, Faulkner, and Wada voted nay. Upon a motion by Commissioner Sherley, seconded by Commissioner Arakaki, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in

section 26-9 or both;" and pursuant to section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Arakaki, seconded by Commissioner Sherley, it was voted on and unanimously carried to move out of executive session.

Commissioner Arakaki moved to most likely to approve a conditional real estate salesperson license of Troy K. Takamoto. Commissioner Sherley seconded the motion. The motion was voted on and unanimously carried.

**Jake N. Dworski**

After review of the information presented by the applicant, Commissioner Arakaki moved to most likely to approve the conditional real estate salesperson license of Jake N. Dworski. Commissioner Sherley seconded the motion. The motion was voted on and unanimously carried.

**Kailipeleuli S. Hopkins**

After review of the information presented by the applicant, Commissioner Cobb moved to most likely to approve a conditional real estate salesperson license of Kailipeleuli Hopkins. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

**Atau Sakuma**

Chair Senter and Commissioner Wada abstained from discussion and voting on this matter.

After review of the information presented by the applicant, Commissioner Sherley moved to approve the conditional real estate broker license of Atau Sakuma. Commissioner Arakaki seconded the motion. The motion was voted on and unanimously carried.

**Scott A. Briggs**

After review of all the information presented by the applicant, Commissioner Arakaki moved to deny Mr. Briggs' Application for Experience Certificate – Real Estate Broker, Application for Prelicensing Education Equivalency – Real Estate, and Application for Equivalency to the Uniform Section of the Hawaii Real Estate Examination based on the following:

"§467-8 **Prerequisites for license, registration, or certificate.** (a) No license, registration, or certificate under this chapter shall be issued to:

(3) Any person who does not possess a reputation for or record of competency, honesty, truthfulness, financial integrity, and fair dealing; . . .;" and

"§436B-19 **Grounds for refusal to renew, reinstate or restore and for revocation, suspension, denial, or condition of licenses.** In addition to any other acts or conditions provided by law, the licensing authority may refuse to renew, reinstate or restore or may deny, revoke, suspend, or condition in any manner, any license for any one or more of the following acts or conditions on the part of the licensee or the applicant thereof:

(1) Failure to meet or maintain the conditions and requirements necessary to qualify for the granting of a license;. . .

(8) Failure to maintain a record or history of competency, trustworthiness, fair dealing, and financial integrity;. . .

(12) Failure to comply, observe, or adhere to any law in a manner such that the licensing authority deems the applicant or holder to be an unfit or improper person to hold a license;. . ."

Commissioner Cobb seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, March 28, 2014  
9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Adjournment: With no further business to discuss, Chair Senter adjourned the meeting at 10:45 a.m.

Reviewed and approved by:

/s/ Miles I. Ino

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Miles I. Ino  
Executive Officer

March 13, 2014

\_\_\_\_\_  
Date

[ X ] Approved as circulated.  
[ ] Approved with corrections; see minutes of \_\_\_\_\_ meeting.

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON MARCH 28, 2014

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
T. Bradley, LLC Tracy Bradley, PB	02/05/2014
Lisa Hatem Real Estate Company, LLC Lisa Hatem, PB	02/10/2014
Hawaii Residential Management, LLC Gary Yamashiro, PB	02/13/2014
808 Hawaii Properties, LLC Andy T. Chen, PB	02/21/2014
Hawaii Sales and Marketing, LLC dba Tracy's Realty Tracy Davidson, PB	02/24/2014
Fathom Realty HI, LLC Thomas Tischer, PB	02/27/2014
Island Property Management, LLC Geoffrey Granum, PB	03/07/2014
Hawaii Executive Realty, LLC Dottie Jackson, PB	03/11/2014
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Ponoaloha, Inc. Junko Weeks, PB	02/14/2014
Newport Hospitality Group, Inc. Daniel Visconti, PB	02/18/2014
CG Hawaii Realty Corp Candace Gray, PB	02/19/2014
SRE Matrix, Inc. Rika A. Jones, PB	02/21/2014
Hanalei Bay Enterprises, Inc. Jeff A. Gude, PB	02/25/2014
Diamond Key Realty, Inc. Damir Joldic, PB	03/04/2014
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Andy Takagi dba Takagi Realty Hawaii	02/05/2014
Kenton Duane Sodeno	02/14/2014
Arden L. Aker	02/18/2014
Jason Ian Hector dba Hawaii Pacific Realty	02/18/2014
Gregory Neil McMurray	02/28/2014
Carla Ellis	03/10/2014



Trade Name  
Horita Realty, LLC dba Horita Realty

Effective Date  
02/20/2014

Educational Equivalency Certificate

Expiration Date

Michael James Marcum	02/14/2016
Chao Liu	02/14/2016
Brent Paxton Ryan	02/14/2016
Juana Aguayo	02/14/2016
Duane P. Fouts	02/14/2016
Kim Marth	02/14/2016
Julia Renee Kleinfeld	02/18/2016
Lori Dawn Gardner	02/18/2016
Russell Kazuo Uyeno	02/19/2016
Deanne Lehuanani Yee Morimoto	02/21/2016
Caroline Gardiner O'Connor	02/21/2016
Joan Thompson Pagan	02/25/2016
Rusty Ann N. F. Smith	02/26/2016
Kelly Ann Smales	02/26/2016
Mark L. James	02/26/2016
William Orion Cottle	02/26/2016
Garrett Seijin Taira	02/26/2016
Joslyn Noelani Gibbs	02/26/2016
Jonathan Robert Garnett	02/26/2016
Vincent Lin-Watanabe	02/26/2016
Elizabeth Ann DuPont	02/26/2016
Deann Monique Salazar	02/28/2016
Jon Edward Nesbitt	02/28/2016
Robert Stock	02/28/2016
Shauna Alaine Zinn	03/04/2016
Gayle Sharp-Prince	03/06/2016
Jason David Trindade	03/06/2016
Sandra H. Downey	03/06/2016
Bradley Ware Jakobsen	03/06/2016
Chad M. Iida	03/06/2016
Carla Hough	03/07/2016
Jonathan Loyd McCumsey	03/07/2016
Debora Anne Ziel	03/07/2016
Bernard Vaughn Mora	03/07/2016
Tobias Benjamin Koehler	03/07/2016
Paul Bryan Shimomoto	03/07/2016
Trevor Roy Jones	03/12/2016
Mark Alii Homer	03/13/2016
Lisa S. Latham	03/13/2016
Molly Thurston Macom	03/13/2016
Sinclair Lloyd Szebrat	03/14/2016
Juana Aguayo	03/14/2016

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Chao Liu	02/14/2016
Brent Paxton Ryan	02/14/2016
Duane P. Fouts	02/14/2016
Julia Renee Kleinfeld	02/18/2016
Lori Dawn Gardner	02/18/2016
Caroline Gardiner O'Connor	02/21/2016
Mark L. James	02/26/2016
William Orion Cottle	02/26/2016
Vincent Lin-Watanabe	02/26/2016
Elizabeth Ann DuPont	02/26/2016
Deann Monique Salazar	02/28/2016
Jon Edward Nesbitt	02/28/2016
Robert Stock	02/28/2016
Shauna Elaine Zinn	03/04/2016
Jason David Trindade	03/06/2016
Sandra H. Downey	03/06/2016
Bradley Ware Jakobsen	03/06/2016
Carla Hough	03/07/2016
Jonathan Loyd McCumsey	03/07/2016
Debora Anne Ziel	03/07/2016
Trevor Roy Jones	03/12/2016
Lisa S. Latham	03/13/2016
Molly Thurston Macom	03/13/2016
Juana Aguayo	03/14/2016

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Ayako Ide Ancheta	02/14/2016
Duane P. Fouts	02/14/2016
Masa Yamazaki	02/24/2016
Joseph Kaleo Ahina	02/25/2016
William Orion Cottle	02/26/2016
Garrett Seijin Taira	02/26/2016
Elizabeth Ann DuPont	02/26/2016
Hiromi Shinohara Farmer	02/26/2016
Cindy Barnett	02/26/2016
Jon Edward Nesbitt	02/28/2016
Robert Stock	02/28/2016
Takashi Nakayama	03/04/2016
Shauna Elaine Zinn	03/04/2016
Gayle Sharp-Prince	03/06/2016
Jason David Trindade	03/06/2016
Carrie Ann Gorospe	03/07/2016
Jonathan Loyd McCumsey	03/07/2016
Cynthia M. Fullmer	03/07/2016
Trevor Roy Jones	03/12/2016

Leanne S. Kwock	03/12/2016
Molly Thurston Macom	03/13/2016
Catherine Marie Peavy	03/14/2016
Juana Aguayo	03/14/2016

Real Estate Broker

	<u>Effective Date</u>
Katherine Annette Hatch	02/05/2014
Carol Ann Lopez	02/05/2014
Andy Takagi	02/05/2014
Lisa Hatem	02/10/2014
Kenton Duane Sodeno	02/14/2014
Melissa M. Iwai	02/11/2014
Barbara K. Beerling	02/12/2014
Daniel Visconti	02/18/2014
Jason Ian Hector	02/18/2014
David R. Peacock	02/20/2014
Gregory Neil McMurray	02/28/2014
Carla Ellis	03/10/2014

Restoration – Real Estate Salesperson

	<u>Effective Date</u>
Alexander Haig Papazian	03/06/2014

Condominium Hotel Operator

	<u>Effective Date</u>
Alii Destinations LLC	03/12/2014