

EDUCATION REVIEW COMMITTEE
REAL ESTATE COMMISSION
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.hawaii.gov/hirec

MINUTES OF MEETING

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

Date: October 8, 2014

Time: Upon adjournment of the Condominium Review Committee meeting, upon adjournment of the Laws and Rules Review Committee meeting, that convened at 9:00 a.m.

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

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

Miles Ino, Executive Officer
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
Cynthia Yee, Senior Condominium Specialist
Shari Wong, Deputy Attorney General
Amy Fujioka, Recording Secretary

Others: Aron Espinueva, Hawaii Association of REALTORS®
Myong Oh, Hawaii Association of REALTORS®
Marsha Shimizu, Hawaii Association of REALTORS®

Call to Order: Chair Cobb called the meeting to order at 9:20 a.m., at which time quorum was established.

Chair's Report: Chair Cobb stated the Committee 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 to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities in accordance with section 92-5(a)(4), HRS.

Real Estate Specialist's Report: Minutes of Previous Meeting
Upon a motion by Commissioner Klein, seconded by Commissioner Lee, it was voted on and unanimously carried to accept the minutes of the September 10, 2014 Education Review Committee meeting.

Continuing Education: Administrative Issues

2013-2014 Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner Sherley, seconded by Commissioner Lee, it was voted on and unanimously carried to ratify the following list:

<u>Registration/Certification</u>	<u>Effective Date</u>
Course(s)	
“Military Relocation Professional Certification” (6 credits) (National/All Islands Real Estate School)	9/04/2014
“Real Estate Marketing Reboot” (6 credits) (National/All Islands Real Estate School)	9/04/2014
“Everyday Ethics in Real Estate V1.0” (6 credits) (ARELLO/Dearborn Publishing, Inc.)	9/8/2014

Applications

Provider – InterNACHI (International Association of Certified Home Inspectors); Administrator: Benjamin Gromicko

Senior Real Estate Specialist Fujimura explained that InterNACHI is applying to be a CE provider. If approved, they plan to offer a course on Energy Efficiency.

Upon a motion by Commissioner Sherley, seconded by Commissioner Faulkner, it was voted on and unanimously carried to approve InterNACHI (International Association of Certified Home Inspectors) as a CE Provider.

Course – “Military Relocation Professional Certification Course”; Author/Owner: The CE Shop, Inc.; Provider: The CE Shop, Inc.; Course Categories: Contracts, Finance, Property Ownership and Development; Clock Hours: 6

Commissioner Cobb questioned about the course being offered at 6 credit hours. Senior Specialist Fujimura explained that The CE Shop follows Arello course standards in developing its courses. It does not appear the course is an ARELLO-certified course.

Upon a motion by Commissioner Sherley, seconded by Commissioner Klein, it was voted on and unanimously carried to approve “Military Relocation Professional Certification Course” as a 6 credit hour continuing education elective course under the course category: Contracts, Finance, Property Ownership and Development.

Course – “First Steps to Homeownership”; Author/Owner: Hawaii Home Ownership Center; Provider: Abe Lee Seminars, and others; Course Category: Other – Purchase preparation resources for home-buyers; Clock Hours: 3

The Commissioners all agreed that this is a very good course.

Upon a motion by Commissioner Faulkner, seconded by Commissioner Lee, it was voted and unanimously carried to approve “First Steps to Homeownership” as a 3 credit hour continuing education elective course under the course category: Other – Purchase Preparation Resources for Home Buyers.

Continuing Education Core Course

The Commissioners discussed the proposal for the 2015-2016 Mandatory Core Course. The draft proposal for the core course for the next biennium will be 8 hours, 4 hours for Part A on "Disclosures", and 4 hours for Part B on "Condominiums". Both parts will still include a real estate-related legislation section, but in a handout form as a resource for licensees.

The Commissioners discussed the impact of instructors using handouts for the real estate-related legislation instead of including the discussion in class. The Commissioners noted that legislative bills should not be included until the bills are passed. The selection of bills passed and Acts created should be more selective and relevant to real estate licensees than in the past.

The Commissioners agreed that "Condominiums" is currently a hot topic because of the increase in condominium development in Honolulu. As single-family homes decrease in availability and the state relies more on condominiums to meet the demand for housing, the topic of "Condominiums" for the core course is timely and increased knowledge on the part of licensees is crucial.

Upon a motion by Commissioner Arakaki, seconded by Commissioner Lee, it was voted on and unanimously carried to approve the proposal for the 2015-2016 Core Course topics with the topics being "Condominiums" for both Part A and Part B. The topic of "Disclosures" will be integrated into the condominium topic. It was also agreed that the real estate-related legislative information will be presented in a manner yet-to-be-determined, and will depend on the types of legislation passed. If the proposed rule amendments to Chapter 99, Real Estate Brokers and Salespersons are approved, the rules will be included in the core course.

Prelicense Education: Administrative Issues

A report of new salespersons licensed to date in 2014 was distributed to the Commissioners for their information.

Administration of Examinations: PSI

Licensing Examination Statistics – September 2014

Examination statistics for September 2014 were distributed to the Commissioners for their information.

School Pass/Fail Rates – September 2014

School pass/fail rate statistics for September 2014 were distributed to the Commissioners for their information.

School Summary by Test Category – September 2014

Copies of the September 2014 test category summary reports, by school, were distributed to the Commissioners for their information.

Program of Work: Neighbor Island Outreach/Real Estate Specialists' Office of the Day

The next Neighbor Island Outreach and Real Estate Specialists' Office for the Day is scheduled for the island of Kauai on November 12, 2014, at the Grove Farm Building Conference Room.

Real Estate Seminars

Ms. Marsha Shimizu was present to provide an update on the development of the Commission's real estate seminar for the current biennium. The topic will be "Condominiums" (title yet-to-be-determined), and will act as a precursor to the Commission's 2015-2016 core course. The format will be a panel discussion on topics of importance relevant to condominiums: definition of condominium, basic governance structure, developer viewpoint, delivery of documents, red flags, condominium living, due diligence on the part of real estate licensees. The specific topics are to-be-determined.

Next Meeting: Wednesday, November 12, 2014
Upon adjournment of the Condominium Review Committee Meeting, which is upon adjournment of the Laws and Rules Review Committee meeting, which convenes at 9:30 a.m.
Grove Farm Building, Conference Room
3-1850 Kaumualii Highway
Lihue, HI 96766

Adjournment: With no further business to discuss, Chair Cobb adjourned the meeting at 10:20 a.m.

Reviewed and approved by:

/s/ Diane Choy Fujimura
Diane Choy Fujimura
Senior Real Estate Specialist

October 13, 2014
Date

[X] Minutes approved as is.
[] Minutes approved with changes, see minutes of _____