

**CONDOMINIUM REVIEW COMMITTEE**  
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: June 18, 2014

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.

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

Present: Bruce Faulkner, Vice Chair / Maui Commissioner  
Nikki Senter, Public / Honolulu Commissioner  
Frances Gendrano, Broker / Honolulu Commissioner  
Rowena Cobb, Broker / Kauai Commissioner  
Aileen Wada, Broker / Honolulu Commissioner  
Scott Arakaki, Public / Honolulu Commissioner  
Laurie A. Lee, Broker / Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer  
Benedyne Stone, Condominium Specialist  
Katherine Linster, Condominium Specialist  
Diane Choy Fujimura, Senior Real Estate Specialist  
Amy Endo, Real Estate Specialist  
David Grupen, Real Estate Specialist  
Shari Wong, Deputy Attorney General  
Tammy Norton, Recording Secretary

Others: Laurie Hirohata  
Kathy Lau  
Marsha Shimizu, Hawaii Association of REALTORS®

Absent: Scott Sherley, Chair, Broker / Hilo Commissioner

Call to Order: Vice Chair Faulkner called the meeting to order at 9:11 a.m., at which time quorum was established.

Chair's Report: No report was presented.

The Vice 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.

Chair Sherley was excused from the meeting. Prior notification of his non-attendance was received. Commissioner Sherley is representing the Commission at the Real Estate Educators Association conference.

Condominium  
 Specialist's  
 Report:

**Minutes**

Upon a motion by Commissioner Arakaki, seconded by Commissioner Gendrano, it was voted on and unanimously carried to accept the minutes of the May 14, 2014 Condominium Review Committee meeting as circulated.

Condominium  
 Governance and  
 Management:

**AOUO Registrations**

Specialist Stone reported that as of May, 2014, 1,573 AOUOs have successfully registered.

**Mediation and Arbitration**

It was reported that the Mediation contracts for the July 1, 2014 to June 30, 2015 fiscal year are currently being reviewed by the department's administration.

**Condominium Seminars and Symposium – CAI Hawaii Seminars Scheduled for Kona and Maui**

CAI Hawaii informed the Commission that it attempted to offer the "Avoiding Annual Meeting Disasters" seminars in Maui and Kona in February. Due to the lack of registrations received at each location, CAI Hawaii was unable to proceed with the seminars.

**Condominium Seminars and Symposium – CAI Hawaii Seminar July 10, 2014 "Solving the "B" Problems: Bullets, Bullies and Bimbos"**

Commissioners noted their dissatisfaction with the inappropriate title of the seminar.

Condominium  
 Project  
 Registration:

**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of May 2014 were distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNIT	REPORT	DATE
7507	1439 & 1441 AKAMAI PLACE	1439 & 1441 AKAMAI PL KAILUA HI 96734	142092002	2	B REPT	5/15/2014
7421	1916 AND 1920 KEALOHA STREET	1916 1920 & 1920-A KEALOHA ST HONOLULU HI 96819	113007018	3	B REPT	5/6/2014
6387	3141 UNAHE STREET CONDOMINIUM	P O BOX 1101 LIHUE HI 96766	436019045	2	B AMEND	5/30/2014
7504	45-654 PUA ALOWALO	45-654 & 45-654A PUA ALOWALO ST KANEHOE HI 96744	145050016	2	B REPT	5/8/2014
7337	47-228 HUI AEKO WAY	47-228 HUI AEKO WAY KANEHOE HI 96744	147060011	2	B AMEND	5/15/2014
7509	47-376 AHUIMANU ROAD	47-376 AHUIMANU RD KANEHOE HI 96744	147003012	4	B REPT	5/12/2014
7483	55-007 A&B KAMEHAMEHA HIGHWAY	55-007 A & B KAMEHAMEHA HWY LAIE HI 96762	155001083	2	B REPT	5/6/2014
7482	801 SOUTH ST-BUILDING B	801 SOUT ST HONOLULU HI 96813	121047004	789	B AMEND	5/22/2014
7441	HANALEI BEACH HOUSE	4906 WEKE RD HANALEI HI 96714	455001012	2	B REPT	5/6/2014
5609	HORITA ESTATES	3540 HORITA RD KALAHEO HI	425010046	3	SUPPL	5/15/2014
7505	IOEI HALE CONDOMINIUM	830 KAI HELE KU ST LAHAINA HI 96761	247010046	2	B REPT	5/6/2014

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7240	KA MALANAI AT KAILUA	437 445 455 471 497 501 KAILUA RD KAILUA HI 96734	142001030	153	B AMEND 2	5/15/2014
7503	KA MILO AT MAUNA LANI PHASE 12	68-1122 N KANIKU DR KOHALA COAST HI 96743	368022041	10	B REPT	5/15/2014
7328	KEANU KAI	44-295 KANEOHE BAY DR KANEOHE HI 96744	144007011	4	B AMEND	5/6/2014
7501	KIPUKA AT HOAKALEI INCREMENT 8	END OF KAIKOHOLA ST EWA BEACH HI 96706	191162006	9	B REPT	5/6/2014
7506	KUAKINI HALE	1623 1625A 1625B 1625C FROG LANE HONOLULU HI 96817	117019013	4	B REPT	5/13/2014
7158	MALUHIA ALOHA MANA`OLANA CONDO	LOT 157 - H KIPAPA RD KAPAA HI 96746	444008001	2	B AMEND 2	5/21/2014
7517	MANULI`IULA PLACE	45-578 KEAAHALA RD KANEOHE HI 96744	145022068	3	B REPT	5/20/2014
7288	NEW CAMP AT KAHUKU VILLAGE	56-419 KAMEHAMEHA WAY KAHUKU HI 96731	156002027	52	B AMEND 2	5/27/2014
6869	PIERPAOLO CONDOMINIUM PROJECT	WAIALUA BEACH RD HALEIWA HI 96712	166020012	2	B AMEND 2	5/21/2014
7496	PILALE BAY CONDOMINIUM	386 & 390 KULIKE RD HAIKU HI 96708	228004081	2	B REPT	5/2/2014
7518	PILI MAI AT POIPU (PHASE 1)	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	52	B REPT	5/22/2014
7481	PUNAHOU TERRACE	1630 MAKIKI ST HONOLULU HI 96822	124024023	45	B REPT	5/6/2014
6199	VILLAS AT KEHALANI PHASE I THE	KEHALANI PKWY WAILUKU HI 96793	235001074	55	B AMEND 10	5/15/2014
6712	VILLAS AT KEHALANI PHASE II THE	KEHALANI PKWY WAILUKU HI 96793	235001074	48	B AMEND 8	5/15/2014
0	Preliminary Reports					
0	Contingent Final Reports					
0	Final Reports					
1	Supplementary Reports					
14	B Reports					
10	B Amendment Reports					
25	TOTAL REPORTS					

Program of Work: **Interactive Participation with Organizations – HCCA Legislative update 2014**

HCCA's Legislative Update 2014 handout was distributed for informational purposes.

**Hawaii Condominium Bulletin**

Specialist Stone reported that the Commission has successfully procured the layout and production services for the quarterly Hawaii Condominium Bulletin to Terrance Lum for the period beginning July 1, 2014 through June 30, 2016.

**Rulemaking, Chapter 107 & 119**

Commissioner Arakaki reported that the Blue Ribbon Panel is working hard at reviewing the drafts of Chapter 119. He had anticipated a more expedited process, but in reality, the rulemaking process is moving at a reasonable pace with good reviews.

Commissioner Senter noted that there are different trades involved in the review process, the input is practical and valuable.

Condominium  
 Organizations Forum:

Ms. Kathy Lau was present to address the committee regarding issues she has encountered within her association and suggestions to the Condominium Review Committee on behalf of the Condo Transparency Committee. Ms Lau noted the following suggestions:

- 1) All condos should have a yearly management audit.
- 2) Real Estate Commission could sponsor a free condo specific financial management class to assist owners with monitoring their condo AOUO

finances. It should be publicized and recorded so that all owners will be given the opportunity to attend or watch it on TV, social media, or via the Hawaii Real Estate Commission's webpage.

- 3) Any classes sponsored by organizations (example CAI and HOAA) receiving funds from the condo fund must offer their seminars at the lowest price to the owners. If they are using the education funds for management and BOD, they should educate the owners too.

Ms. Laurie Hirohata noted that she is not a unit owner, but lives in a friend's unit and sees first hand what is going on in condominiums. She claims that boards and management companies work in tandem and wrangle a lot of proxies. The building which she currently lives in is an old building which is now falling apart. The condominium consists mostly of elderly immigrant people who are now being hit with huge assessments which they will not be able to afford.

SEO Fujitani questioned whether Ms. Lau or Ms. Hirohata have worked with other organizations such as that led by Jane Sugimura to assist with the issues they are faced with.

Ms. Lau responded in the affirmative.

SEO Fujitani noted that yearly management audits for all condominiums, the large as well as the small, may be difficult and cost prohibitive for some.

The committee thanked Ms. Lau and Ms. Hirohata for the suggestions provided by the Condo Transparency Committee.

CETF Budget &  
Finance Report:

No report presented.

Next Meeting:

July 9, 2014  
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 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, the Vice Chair adjourned the meeting at 9:40 a.m.

Respectfully submitted:

/s/ Neil Fujitani

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Neil Fujitani  
Supervising Executive Officer

June 25, 2014

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Date

Minutes approved as is.

Minutes approved with changes; see minutes of \_\_\_\_\_