

CONDOMINIUM 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 Office of the Lieutenant Governor as required by Section 92-7(b), Hawaii Revised Statutes.

Date: October 8, 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: Scott Sherley, Chair, Broker / Hilo Commissioner
Bruce Faulkner, Vice Chair / Maui Commissioner
Nikki Senter, Public / Honolulu Commissioner
Rowena Cobb, Broker / Kauai Commissioner
Aileen Wada, Broker / Honolulu Commissioner
Scott Arakaki, Public / Honolulu Commissioner
Laurie A. Lee, Broker / Honolulu Commissioner
Aleta Klein, Broker / Interim Honolulu Commissioner
Michael Pang, Broker / Honolulu Commissioner

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

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

Absent: None.

Call to Order: Chair Sherley called the meeting to order at 9:07 a.m., at which time quorum was established.

Chair's Report: No report was presented.

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.

Condominium
Specialist's
Report:

Minutes

Commissioner Klein questioned on page 3, relating to the REC Free Seminar Proposal, whether the language stating "geared toward association owners" was correct.

Chair Sherley responded in the affirmative noting that it was the Commission's request to offer a seminar geared more towards owners rather than board members.

Commissioner Klein requested clarification as to "association owners." Specialist Yee noted as clarification, language to reflect "association unit owners."

Upon a motion by Commissioner Faulkner, seconded by Commissioner Klein, it was voted on and unanimously carried to accept with noted clarification, the minutes of the September 10, 2014 Condominium Review Committee meeting.

Condominium
Governance and
Management:

AOUO Registrations

Specialist Yee reported that as of September 30, 2014, 1,655 AOUOs have successfully registered.

Mediation and Arbitration

An update of mediated cases can be found in the September 2014 issue of the Hawaii Condominium Bulletin.

Condominium Related Articles

The following articles from the October 2014 issue of *Community Association Management Insider* were distributed for informational purposes: "How to Build Bonds Among Members, Board, and Management" and "Member Gets Mixed Messages from HOA, Local Government."

Condominium
Project
Registration:

Condominium Project Registration - Public Reports Issued

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

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNIT	REPORT	DATE
7562	84-161 ORANGE STREET	84-161 ORANGE ST WAIANAE HI 96792	184011008	4	B REPT	9/29/2014
7526	BELEW CONDOMINIUM	435 & 455 KAI HELE KU ST LAHAINA HI 96761	247009001	2	B REPT	9/2/2014
456	BIG SURF	1690 ALA MOANA HONOLULU HI 96815	126011021	32	SUPPL 2	9/3/2014
7553	BLUE WATER CONDOMINIUM	946 & 948 KAI HELE KU ST LAHAINA HI 96761	247010042	2	B REPT	9/3/2014
7157	COTTAGE 12 CONDOMINIUM	3263 KALAPAKI CIRCLE LIHUE HI 96766	435002027	2	B REPT	9/10/2014
7559	HALE MORRIS LANE	1038 & 1038A MORRIS LN HONOLULU HI 96817	116002056	2	B REPT	9/5/2014
7286	HO'OMA HALE	73-1181 AHULANI ST KAILUA-KONA HI 96740	373022092	2	SUPPL	9/10/2014
7568	HO'ONANI I - PHASE II	91-1303-A KILIPUE ST	191163006	8	B REPT	9/18/2014

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7564	IHILANI AT KO OLINA THE	EWA BEACH HI 96706 92-1001 OLANI ST KAPOLEI HI 96707	191057001	221	B REPT	9/8/2014
7552	KA MILO AT MAUNA LANI PHASE 13	68-1122 N KANIKU DR KOHALA COAST HI 96743	368022041	6	B REPT	9/15/2014
6616	KOLOA LANDING AT POIPU BEACH PH II	2641 POIPU RD KOLOA HI 96756	428015025	242	B AMD 5	9/15/2014
4059	KUAU BEACH CONDOMINIUM	RR HANA HIGHWAY PAIA HI 96779	226009024	3	SUPPL	9/9/2014
7549	KULALANI AT MAUNA LANI (PHASE 7)	68-1118 N KANIKU DR KAMUELA HI 96743	368022007	6	CONT	9/2/2014
7290	ONE ALA MOANA	1555 KAPIOLANI BLVD HONOLULU HI 96814	123040022	206	B AMD 3	9/18/2014
4209	PERRY OHANA CONDOMINIUM PROJ	LOT46 PLEASANTACRES SUBDI S KOHALA HI	364020047	2	SUPPL	9/29/2014
7544	STERNTHALL CONDOMINIUM	170 AND 172 PAIA POHAKU PL LAHAINA HI 96761	247009013	2	B REPT	9/2/2014
7452	WAI'ULA'ULA AT MAUNA KEA RESORT	68-3200 AMAUI PL KAMUELA HI 96741	362013013	24	FINAL	9/18/2014
7532	WAINIHA BAY VIEW	5-6585 KUHIO HWY WAINIHA HI 96714	458006060	2	FINAL	9/15/2014

0	Preliminary Reports
1	Contingent Final Reports
2	Final Reports
4	Supplementary Reports
9	B Reports
2	B Amendment Reports
18	TOTAL REPORTS

Program of Work: **Hawaii Condominium Bulletin**

It was reported that the September 2014 issue of the Hawaii Condominium Bulletin has been posted to the Commission's website at www.hawaii.gov/hirec.

Rulemaking, Chapter 107/119

Chair Sherley reported that the Blue Ribbon Committee reviewed issues on disclosure and conversions. Reserves will be the next topic for review.

Specialist Yee reported that the committee reviewed the adequacy of disclosures including readability of the developers' public report, the scope of the special attention section of the DPR and the disclosures in conversion situations. Also under discussion is a checklist of disclosures for the special attention section.

Neighbor Island Outreach

It was reported that the November 12, 2014 Committee meetings will be held in conjunction with the Specialists' Office for the Day in Kauai at the Farm Grove Building Conference Room located at 3-1850 Kaunualii Hwy., Lihue.

Records Management – "Right to Privacy under the Hawaii Constitution" by Hon. Simeon R. Acoba, Jr. *Hawaii Bar Journal* (September 2014)

The following article was distributed for informational purposes: "Right to Privacy under the Hawaii Constitution" by Hon. Simeon R. Acoba, Jr. *Hawaii Bar Journal* (September 2014) as a follow up to last months distributed article on the same subject.

Condominium Organizations Forum: No comments, recommendations or concerns were received from the following: Community Associations Institute Hawaii Chapter, Alakahi Foundation, Hawaii Council of Association of Apartment Owners, Hawaii Independent Condominium and Cooperative Owners, Hawaii State Bar Association/Real Property & Financial Services Section, Land Use Research Foundation, Condominium Council of Maui, Hawaii Association of Realtors/Institute of Real Estate Management Hawaii Chapter/ Oahu Arm Committee, others.

CETF Budget & Finance Report: No report presented.

Next Meeting: November 12, 2014
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:30 a.m.
Grove Farm Building - Conference Room
3-1850 Kaunualii Hwy
Lihue, HI 96766

Adjournment: With no further business to discuss, Chair Sherley adjourned the meeting at 9:17 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

October 9, 2014

Date

Minutes approved as is.

Minutes approved with changes; see minutes of _____