

**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: March 11, 2015

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, Broker / Maui Commissioner  
Scott Sherley, Chair, Broker / Hilo Commissioner – late arrival  
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

Neil Fujitani, Supervising Executive Officer  
Miles Ino, Executive Officer  
Cynthia Yee, Senior Condominium Specialist  
Benedyne Stone, Condominium Specialist  
Dathan Choy, 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®  
John Dotten, Dower/Lowell D. Funk Ins.  
Richard Pascua, Kamaaina Realty, LLC dba RP Seminars Unlimited  
Rollie J. Litteral, American Dream Real Estate School LLC

Absent: Nikki Senter, Public / Honolulu Commissioner

Call to Order: Vice Chair Faulkner called the meeting to order at 9:08 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.

Condominium  
Specialist's  
Report:

**Additional Distribution**

The following materials were distributed prior to the start of the meeting:

6. Program of Work, FY15
  - i. Interactive Participation with Organizations

Minutes:

Upon a motion by Commissioner Arakaki, seconded by Commissioner Pang, it was voted on and unanimously carried to accept the minutes of the February 11, 2015 Condominium Review Committee meeting as circulated.

Condominium  
Governance and  
Management:

**AOUO Registrations**

Specialist Stone reported that as of February 28, 2015, 1,684 AOUOs have successfully registered.

**Condominium Seminars and Symposium - CAI Hawaii "Owners' Rights and Wrongs" February 12, 2015 Seminar - Report and Evaluation**

It was noted that the seminar was well attended with a variety of speakers. The depth of certain topics was very educating.

Chair Sherley arrives at 9:15 am. Chair Sherley noted his flight was delayed.

Commissioner Cobb noted that as requested in the past, she would like these seminars to be made available to those on the neighbor islands.

Specialist Yee responded that the current vendor has had to cancel neighbor island seminars due to low registrations.

Commissioner Klein suggested including in the contract electronic notice of seminars whereby the Vendor would create an electronic contact list through the management company.

**Condominium Related Articles**

The following articles from the December 2014 issue of *CAI Hawaii* were distributed for informational purposes: "Keeping Your House in Order Record Keeping & Disclosure Requirements Under Act 188" – Nicholas R. Monlux, Author, and "New Coverage Available on D&O Policy" – Jeffrey Tirado, Author.

Condominium  
Project  
Registration:

**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of February 2015 were distributed for informational purposes.

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PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT	DATE
7595	1843 ALEWA DRIVE	1843 AND 1843-A ALEWA DR HONOLULU HI 96814	118028027	2	B REPT	2/4/2015
7606	51-410 LIHIMAUNA ROAD	51-410 LIHIMAUNA RD KAAAWA HI 96730	151011002	2	B REPT	2/17/2015
7608	915 AND 917 ONEAWA STREET CONDO	915 & 917 ONEAWA ST KAILUA HI 96734	143081093	2	B REPT	2/10/2015
7146	945 FOURTH STREET	945 FOURTH ST PEARL CITY HI 96782	197021055	2	B AMEND	2/23/2015
7470	CLUB BUNGALOWS AT KUKUI'ULA PH 1A	KE ALAULA KOLOA HI 96756	426019017	5	B AMEND 2	2/17/2015
7382	COLLECTION (TOWER PHASE) THE	600 ALA MOANA BLVD HONOLULU HI 96813	121055004	400	B AMEND	2/5/2015
7614	HAUOLI LOFTS	917 HAUOLI ST HONOLULU HI 96826	123029052	9	B REPT	2/23/2015
7600	KEAUHOU PLACE	555 SOUTH ST HONOLULU HI 96813	121030001	428	B REPT	2/12/2015
7543	KIPUKA AT HOAKALEI INCREMENT 10	END OF KAIKOHOLA ST EWA BEACH HI 96706	191162007	9	B AMEND	2/24/2015
7566	KIPUKA AT HOAKALEI INCREMENT 11	END OF KAIKOHOLA ST EWA BEACH HI 96706	191162008	8	B AMEND	2/26/2015
7465	KIPUKA AT HOAKALEI INCREMENT 5	END OF KAIKOHOLA ST EWA BEACH HI 96706	191162013	8	B AMEND 2	2/23/2015
7473	KIPUKA AT HOAKALEI INCREMENT 6	END OF KAIKOHOLA ST EWA BEACH HI 96706	191162005	10	B AMEND 2	2/23/2015
7533	KIPUKA AT HOAKALEI INCREMENT 9	END OF KAIKOHOLA ST EWA BEACH HI 96706	161162016	9	B AMEND	2/24/2015
7605	PEAHI CONDOMINIUM	HOOKILI PL HANA HI 96708	228005127	2	B REPT	2/6/2015
0	<b>Preliminary Reports</b>					
0	<b>Contingent Final Reports</b>					
0	<b>Final Reports</b>					
0	<b>Supplementary Reports</b>					
6	<b>B Reports</b>					
8	<b>B Amendment Reports</b>					
14	<b>TOTAL REPORTS</b>					

Program of Work: **Government and Legislative Participation and Report**

Legislative Report No. 2 was included in the Laws and Rules Review Committee materials. The Commission as a body will submit testimony on bills that directly affect chapters 467, 514A, 514B and licensees or that affect the Commission's operations and staff will assist if requested by a legislator or legislative committee for the Commission's input regarding specific bills.

SEO Fujitani informed the committee that Senator Baker had requested staff's technical assistance with Senate Bill No. 826, S.D. 1. Senate Bill No. 826 does not affect the REC with the exception to one section (514B-154.5(c)) which states "...any response to the written request shall be made on forms prescribed, or approved by the commission." The concern is "prescribed, or approved by the commission." RICO may be suggesting a form. Discussion followed relating to protocol on Commission prescribing and approving forms.

**Interactive Participation with Organizations**

The Commission received a request from Dr. Nakajo, Dean of the Real Estate Department of the Meikai University - Japan who, along with other professors are involved with the Japanese government in regards to leasehold property issues and have been working with the governing body, Ministry of Land Infrastructure and Transportation. They are interested to learn what has been going on in Hawaii in regards to the condominium concept and leasehold property.

Staff, along with Commissioners Pang and Wada met with the Professors from Meikai University and provided information and answers to questions as requested. A copy of the questions and non-binding informal answers on the Commission were distributed to the committee.

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: Upon a motion by Commissioner Pang, seconded by Commissioner Klein, it was voted on and unanimously carried to accept the Condominium Education Trust Fund Financial Report for the period ending December 31, 2014.

Next Meeting: April 8, 2015  
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, Vice Chair Faulkner adjourned the meeting at 9:36 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

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Cynthia M. L. Yee  
Senior Condominium Specialist

March 17, 2015

\_\_\_\_\_  
Date

Minutes approved as is.  
 Minutes approved with changes; see minutes of \_\_\_\_\_