

REAL ESTATE COMMISSION MEETING
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: Wednesday, November 25, 2015

Time: 9:00 a.m.

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

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

Neil K. Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
David Grupen, Real Estate Specialist
Dathan L. Choy, Condominium Specialist
Shari Wong, Deputy Attorney General
Marilyn Antolin, Secretary
Ruth Yamada, Office Assistant

Others: Lei Fukumura, Special Deputy Attorney General
Glenn D. Kim

Call to Order: The Chair 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 Officers 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.

Addition to Agenda

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

6. Licensing – Applications
 - d. Monica Kim Walton
 - e. Matthew James Hill

Minutes of Previous Meeting

Upon a motion by Commissioner Faulkner, seconded by Commissioner Sherley, it was voted on and unanimously carried to accept the minutes of the October 23, 2015, meeting as distributed.

Licensing –
Ratification:

Upon a motion by Commissioner Faulkner, seconded by Commissioner Sherley, it was voted on and unanimously carried to ratify the attached list.

Chair Senter moved to take the agenda out of order to accommodate any applicant available at the meeting to provide oral testimony. There were no objections.

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.

Glenn D. Kim

Mr. Kim was present and was asked if he wished to have his application for real estate salesperson license considered in executive session. He declined the offer.

Chair Senter acknowledged Mr. Kim's prior request for preliminary decision, which the Commissioners voted to most likely deny his application for real estate salesperson license on January 27, 2011. Chair Senter asked Mr. Kim if there were any changes since his request for a preliminary decision in 2011.

Mr. Kim responded that he did not commit any wrongdoing prior to the incident. Since the incident, he acknowledged and learned from his 2010 mistake. He was not aware of the incident until 2-3 years later and he learned a valuable lesson.

Commissioner Faulker asked Mr. Kim who had written the "to whom it may concern" letter included in the Commissioner's packet, as it was not dated. Mr. Kim responded that he wrote the letter but inadvertently forgot to date it.

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

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 9:10 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 Brandi S. Nakai: REC 2015-33-L

Upon a motion by Commissioner Faulkner; 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 Gary D. Robley also known as Gary Dino Robley: REC 2015-141-L

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

In the Matter of the Real Estate Broker's License of Judith Ann Pryne, dba Keale Realty: REC 2012-267-L

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

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 9:12 a.m.

Executive Session:

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

Licensing
Applications:

Lauren K. Akana

After review of the information presented by the Applicant, Commissioner Arakaki moved to approve the conditional real estate salesperson license of Lauren K. Akana.

The conditional real estate salesperson license is approved for the Applicant, subject to the following conditions:

1. That during the term of the payment plans, any violation of the terms of the payment plans by the Applicant shall be grounds for revocation of license.
2. That any subsequent criminal conviction whether by nolo contendere or otherwise, of a penal crime directly related to the qualifications, functions or duties of the licensed profession or vocation shall be grounds for revocation of license.

3. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
4. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
5. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.
6. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitting a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attach the signed conditional letter by the new PB may result in disciplinary action.
7. That the release of the Applicant from the payment plans shall not change any terms of the conditional license.
8. That upon successful completion of payment plans, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

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

Glenn D. Kim

After review of the information presented by the Applicant, Commissioner Sherley moved to approve the real estate salesperson license of Glenn D. Kim. Commissioner Pang seconded the motion. The motion was voted on and unanimously carried.

John D. Stamper

After review of the information presented by the Applicant, Commissioner Arakaki moved to approve the conditional real estate salesperson license of John D. Stamper.

The conditional real estate salesperson license is approved for the Applicant, subject to the following conditions:

1. That during the term of probation, any violation of the terms of the probation, by the Applicant, shall be grounds for revocation of license.
2. That any subsequent criminal conviction whether by nolo contendere or otherwise, of a penal crime directly related to the qualifications, functions or duties of the licensed profession or vocation shall be grounds for revocation of license.
3. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
4. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
5. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.
6. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitting a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attach the signed conditional letter by the new PB may result in disciplinary action.
7. That the release of the Applicant from probation shall not change any terms of the conditional license.
8. That upon successful completion of probation, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

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

Monica K. Walton

After review of the information presented by the applicant, Commissioner Pang moved to approve the conditional real estate salesperson license of Monica K. Walton.

The conditional real estate salesperson license is approved for the Applicant, subject to the following conditions:

1. That during the term of probation, any violation of the terms of the probation, by the Applicant, shall be grounds for revocation of license.
2. That any subsequent criminal conviction whether by nolo contendere or otherwise, of a penal crime directly related to the qualifications, functions or duties of the licensed profession or vocation shall be grounds for revocation of license.
3. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
4. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
5. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.
6. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitting a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attach the signed conditional letter by the new PB may result in disciplinary action.
7. That the release of the Applicant from probation shall not change any terms of the conditional license.

8. That upon successful completion of probation, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

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

Mathew J. Hill

After review of the information presented by the applicant, Commissioner Arakaki moved to most likely approve the real estate salesperson license of Mathew J. Hill. Commissioner Klein seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, December 18, 2015
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 Chair adjourned the meeting at 9:35 a.m.

Reviewed and approved by:

/s/ Miles I. Ino

Miles I. Ino
Executive Officer

12/13/2015

Date

[] Approved as circulated.
[] Approved with corrections; see minutes of _____ meeting.

MI:ma

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON NOVEMBER 25, 2015

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
Alette & Associates, LLC Alette M.L.K. Kanakaole, PB	09/30/2015
HI Property Management, LLC Brad K. Hironaka, PB	10/02/2015
Inoue-Hawaii Realty, LLC Sharon K. Scheele, PB	10/02/2015
Pineapple Homes LLC Lucena G. Nicolas, PB	10/07/2015
Golden Realty, LLC Tian Tsui, PB	10/21/2015
Fresh Abode, LLC Amelia Matera, PB	10/21/2015
One Team Realty, LLC Darren S. Hikbrook	10/31/2015
S and S Hical Ventures LTD., LLC dba Harcourts Island Properties Serge M. Krivatsy, PB	11/03/2015
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Estatelly, Inc. Eric Moses, PB	10/13/2015
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Wayne L. Williams	09/10/2015
Alana Jo Dela Cruz	09/17/2015
Yvonne Aileen	09/17/2015
Debi Joy	09/18/2015
Keith Eugene Kimble	10/09/2015
William French Smith	10/09/2015
Jerry E. Bragdon	10/13/2015
Walter A. Ebisu	10/15/2015
Shinya Tanaka	10/27/2015
<u>Branch Office</u>	<u>Effective Date</u>
Elite Pacific Properties LLC Stephen Cipres, PB	10/06/2015
<u>Trade Name</u>	<u>Effective Date</u>
Coastal Rim Properties, Inc. dba CRP Realty	10/19/2015
Family Advisors Realty, LLC dba Family Advisors Hawaii	10/26/2015
Abraham L. Cummings, dba AC RealtyKauai	10/30/2015
Hale Elua Investments, LLC dba KW Island Living	11/02/2015

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
John Randell Wilkinson	10/09/2017
Jacquelyn Harlene Tabaka	10/12/2017
Mia Reiko Shiraishi	10/12/2017
Rachel Caridad Cruz	10/12/2017
Bruce James Eastwood	10/13/2017
Amy Marie Bilcich	10/13/2017
Brandon Wayne Mailhot	10/13/2017
Michael Scott Davidson	10/14/2017
Josephine G Cheng Eusebio	10/14/2017
Sylvia Evelyn Bouzaglou	10/14/2017
Sherry A Tuttle	10/15/2017
Susan Finks Mathis	10/16/2017
Mariya V. Mckelvey	10/16/2017
Jacie Chieko Katsuda	10/20/2017
Leticia Marie Fallis	10/20/2017
Scott Harley Valor	10/20/2017
Ashley McCall Anderson	10/20/2017
Justin Patrick Cirell	10/20/2017
Nathan Grant Larramendy	10/21/2017
Les Meyers	10/26/2017
Javin Hope	10/26/2017
Caprice Wailani Ayau	10/27/2017
Benjamin West Massie	10/29/2017
Kristen E. Reffert	11/02/2017
Hunter Ross Bedgood	11/02/2017
Scott David Ervin	11/02/2017
Sonya Rene Johnston	11/03/2017
Sara Elizabeth Flinn	11/03/2017
Christiana Lee Shuler	11/03/2017
Melonie J. Chapman	11/03/2017
Christiana Lee Shuler	11/03/2017
Corbin Redford Thomander	11/13/2017
Xiaocen Zhu	11/13/2017
Pamela Ann Freienmuth-Foster-Langsam	11/13/2017
Debra Reiko Edgerton	11/13/2017
Christopher Matthew George	11/13/2017
Adam Duane Borseth	11/13/2017
Teri Michelle McHugh	11/13/2017
Westley Williams	11/13/2017
Adam Tully Bowman	11/13/2017
Veronica Theresa Fruehauf	11/16/2017
Caleb Olayan	11/16/2017
Temple Olayan	11/16/2017
Cletus Joseph Girardot	11/16/2017

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Jacquelyn Harlene Tabaka	10/12/2017
Rachel Caridad Cruz	10/12/2017
Bruce James Eastwood	10/13/2017
Amy Marie Bilcich	10/13/2017
Michael Scott Davidson	10/14/2017
Josephine G Cheng Eusebio	10/14/2017
Carolina S. Davis	10/14/2017
Sylvia Evelyn Bouzaglou	10/14/2017
Sherry A Tuttle	10/15/2017
Susan Finks Mathis	10/16/2017
Mariya V. Mckelvey	10/16/2017
Maira M. Uhl	10/16/2017
Justin Patrick Cirell	10/20/2017
Nathan Grant Larramendy	10/21/2017
Les Meyers	10/26/2017
Javin Hope	10/26/2017
Caprice Wailani Ayau	10/27/2017
Kristen E. Reffert	11/02/2017
Hunter Ross Bedgood	11/02/2017
Scott David Ervin	11/02/2017
Kimberly Bowman Beckwith	11/02/2017
Sonya Rene Johnston	11/03/2017
Sara Elizabeth Flinn	11/03/2017
Christiana Lee Shuler	11/03/2017
Melonie J. Chapman	11/03/2017
Pamela Ann Freienmuth-Foster-Langsam	11/13/2017
Debra Reiko Edgerton	11/13/2017
Christopher Matthew George	11/13/2017
Adam Duane Borseth	11/13/2017
Teri Michelle McHugh	11/13/2017
Westley Williams	11/13/2017
Adam Tully Bowman	11/13/2017
Miriam Rebecca Odom-Robinson	11/13/2017
Veronica Theresa Fruehauf	11/16/2017
Caleb Olayan	11/16/2017
Temple Olayan	11/16/2017
Cletus Joseph Girardot	11/16/2017

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Yoko M. Maadie	10/09/2017
Jacquelyn Harlene Tabaka	10/12/2017
Bruce James Eastwood	10/13/2017
Jung Min Yoo	10/13/2017
Michael Scott Davidson	10/14/2017
Josephine G Cheng Eusebio	10/14/2017
Sylvia Evelyn Bouzaglou	10/14/2017
Susan Finks Mathis	10/16/2017
Chris Morgan	10/20/2017
Joanna Kahealani Zietz	10/20/2017

Ciara Nicole Quam	10/20/2017
Ayumi Yamane	10/20/2017
Elaine Liu Chow	10/26/2017
Melvin Daniel Leon Guerrero	10/26/2017
Corey Matthew Cazares	10/26/2017
Derek Kalani Pavao	10/26/2017
Caprice Wailani Ayau	10/27/2017
Grace Quelnan Riodil	10/30/2017
Hunter Ross Bedgood	11/02/2017
Chris MT Bodden	11/02/2017
Scott David Ervin	11/02/2017
Kimberly Bowman Beckwith	11/02/2017
Sonya Rene Johnston	11/03/2017
Christiana Lee Shuler	11/03/2017
Hazel Ginger Unciano Ancheta	11/13/2017
Christopher Matthew George	11/13/2017
Adam Duane Borseth	11/13/2017
April Michelle Lostaunan Luga	11/13/2017
Teri Michelle McHugh	11/13/2017
Julia Napua Fetzer	11/13/2017

Real Estate Broker

	<u>Effective Date</u>
Chadd White	09/25/2015
Melvin Oliver Fleener	09/14/2015
Carol Lynn St. John	09/22/2015
Conrad Molina Jr.	09/22/2015
Gregory D. Studt	10/01/2015
Alexandria Sosner	10/01/2015
Christopher Ryan Gross	10/02/2015
Rebecca Carol Taylor Kim	10/06/2015
Kathleen Susan Burt	10/08/2015
Keith Eugene Kimble	10/09/2015
William French Smith	10/09/2015
Keven Kawehi Duarte Whalen	10/13/2015
James Everett Zampathas	10/13/2015
Sovia Cho Kim	10/13/2015
Toni Rae Mello-Mendez	10/15/2015
Audrey Akemi Parker	10/20/2015
Mona Ayako Tempo Wengler	10/20/2015
Drew Jeffrey Bowman	10/20/2015
Isaiah Block	10/20/2015
Linda Marie Subach	10/23/2015
Evelyn Demavivas Basnillo	10/26/2015
Geoffrey Stephen Schnipper	10/29/2015
Tiffany Elise Robison	10/30/2015

Restoration – Real Estate Salesperson

	<u>Effective Date</u>
Eric Keiji Ogata	10/16/2015
Connie G.W. Meredith	10/30/2015
Aly Moez Hirani	11/06/2015

<u>Corporation/Partnership/LLC/LLP Name Change</u>	<u>Effective Date</u>
HomeQuest LLC fka HomeQuest, Realtors LLC	10/22/2015
OGI Hawaii Ltd. fka Myland Hawaii Realty Ltd.	10/29/2015

<u>Legal Name of Entity or Individual</u>	<u>Effective Date</u>
Katrina Arlene Galvan fka Katrina Arlene Webber	10/22/2015
Cynthia Kuulani Teixeira fka Cynthia K Ortega	10/26/2015
Joanne Fiorenze Kelley fka Joanne Fiorenze	10/29/2015
Melanie Rose Esteron fka Melanie Rose Esteron-Colon-Torres	11/03/2015
Adrion Alamo fka Adrion A. Flowers	11/04/2015
Logan M Lazo fka Logan Marina Akuna	11/05/2015
Jeong Hee Moon fka Jeong Hee Watanabe	11/06/2015