

**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: Friday, May 27, 2016

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 Member/Honolulu Commissioner  
Rowena Cobb, Broker/Kauai Commissioner  
Bruce Faulkner, Broker/Maui Commissioner  
Aileen Wada, Broker/Honolulu Commissioner  
Scott Arakaki, Public Member/Honolulu 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 J. Grupen, Real Estate Specialist  
Benedyne Stone, Condominium Specialist  
Dathan Choy, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Daniel K. Jacob, Deputy Attorney General  
Kristen Kekoa-Nakasone, Secretary

Others: Dawn Morgan  
James Jewett  
Isaiah LaBatte  
Myoung Oh, Hawaii Association of REALTORS®  
Arthur Ong  
Lei Fukumura, Esq., Special Deputy Attorney General  
Nancy Grekin, Esq.  
Jason Nurre

Absent: Aleta Klein, Broker, Honolulu Commissioner  
Scott A. Sherley, Vice Chair, Broker/Hawaii Island Commissioner

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.

Commissioners Klein and Sherley were excused from the meeting. Prior notification of their non-attendance was received.

Executive Officer's  
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.

The EO also reminded all commissioners that the filing of the long form financial disclosure statement with the Ethics Commission is due at the end of the month.

The EO requested the Commission to complete the schedule of non-accessible dates as soon as possible and return to staff.

SEO introduced and welcomed Kristen Kekoa-Nakasone as the new secretary of the Real Estate Branch.

Deputy Attorney General Wong introduced Deputy Attorney General Daniel Jacob. He will be the DAG for the committee meetings next month.

**Additional Distribution**

The following material was distributed prior to the start of the meeting:

- 6. Licensing – Applications
  - b. Arthur Lee Ong

**Minutes of Previous Meeting**

Upon a motion by Commissioner Lee, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the April 29, 2016, meeting.

Committees and  
Program of Work:

**Laws and Rules Review Committee**  
**Condominium Review Committee**  
**Education Review Committee**

Program of Work and Budget, FY 17. Commissioner Lee questioned why some of the programs do not have a budget reflected. Staff advised that those programs are staffed via the Professional and Vocational Licensing Division.

Upon a motion by Commissioner Arakaki, seconded by Commissioner Pang, it was voted on and unanimously carried to approve the Programs of Work and Budget, FY17.

**Licensing, Registration, and Certification Administration**

EO reported that several jurisdictions are broker only states and Oregon is one of these. Oregon has three types of real estate licenses: Broker, Principal Broker, and Property Manager. The broker license is the entry-level license, which is similar to Hawaii's salesperson's license. Staff requests a determination that an Oregon "broker" license is equivalent to the Hawaii salesperson's license.

**Delegation to Staff:**

Upon a motion by Commissioner Pang, seconded by Commissioner Faulkner, it was voted on and unanimously carried to recognize that Oregon's entry level real estate license, the real estate "broker" license, is equivalent to Hawaii's real estate salesperson's license, and that an Oregon Principal Broker's license is equivalent to the Hawaii Broker license and to delegate to staff to process to approval, equivalency applications in other broker-only states upon staff

determination that the requirements for an entry level license from broker-only states is substantially similar to the Hawaii real estate salesperson's licensing requirements.

Licensing –  
Ratification:

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

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 their application be considered in executive session.

Chair Senter announced she would be taking agenda items out of order for efficiency purposes and to accommodate those applicants appearing before the Real Estate Commission.

#### **Nancy N. Grekin**

Ms. Grekin was present and declined the offer to have her request considered in executive session. She did not have anything further to provide but stated that her letter is sufficient to explain her background and experience which is substantial and far exceeds what is achieved by a salesperson in three years.

Chair Senter asked Ms. Grekin whether she was working part-time as a salesperson and, if so, what she did. Ms. Grekin worked part-time seeking listings and transactions in the commercial practice area. She did not do residential transactions. Commissioner Pang asked approximately how many transactions in the last 5 years did she do as a real estate salesperson. Ms. Grekin responded that she probably did ten transactions.

Commissioner Arakaki announced that he would be able to make an objective decision regarding Ms. Grekin's request and asked Ms. Grekin if she had any objection to him being a decision-maker for her request. She did not have any objections. Commissioner Arakaki asked how many transactions she had in her law practice. She responded that she probably handled hundreds if not thousands of transactions and is a national authority on 1031 exchanges.

Chair Senter asked Ms. Grekin why she wanted her real estate broker's license. Ms. Grekin responded she would like to do more and has witnessed both sides of the transaction as a lawyer.

Upon a motion by Commissioner Lee, seconded by Commissioner Pang, it was voted on and unanimously carried to take the matter under advisement.

Chair Senter thanked Ms. Grekin for appearing.

#### **Arthur Lee Ong**

Mr. Ong was present and was asked if he wished to have his request for preliminary decision real estate salesperson considered in executive session. He declined the offer.

Commissioner Arakaki recused himself from considering Mr. Ong's application. Mr. Ong stated he has since applied for and been hired at Mercedes Benz of Honolulu.

Commissioner Lee thanked Mr. Ong for appearing and asked him to explain what occurred. He explained his attorney established an irrevocable trust and Mr. Ong's mother was the original trustee. His attorney wanted to transfer the assets of the trust to the attorney's Hong Kong trust company and the attorney would pay Mr. Ong out of the Hong Kong trust. The trust was to send income to charities and the income was taxable as unrelated business income. The taxes from the trust were not paid, his attorney filed a complaint against Mr. Ong, and due to him being the successor trustee he was found guilty. He is on supervised release. Chair Senter asked Mr. Ong to explain his supervised release. Mr. Ong stated that he is on probation and is required to report regularly to his probation officer.

Upon a motion by Commissioner Cobb, seconded by Commissioner Pang, it was voted on and unanimously carried to take the matter under advisement.

**Dawn Rachelle Morgan**

Ms. Morgan was asked if she wished to have her application considered in executive session. She accepted the offer.

**Isaiah Kamuela LaBatte**

Mr. LaBatte was asked if he wished to have his application considered in executive session. He accepted the offer.

**James L. Jewett**

Mr. Jewett was asked if he wished to have his application considered in executive session. He accepted the offer.

**Executive Session:**

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

**Jason H. A. Nurre**

Mr. Nurre 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.

Mr. Nurre had nothing further to update and had submitted everything asked for. He is trying to work with Hawaii Pacific Property Management and was previously with Hawaii 5-0 Vacation Rentals in business development and housekeeping management.

Chair Senter thanked Mr. Nurre for appearing and inquired about the community service hours being converted to jail hours. He responded that he was having trouble completing the hours so the judge converted the remaining time to jail time. Commissioner Lee asked about his disregard for the laws. Mr. Nurre stated the incidents occurred in his early 20s. From real estate school, he understands the real estate practice is heavily regulated and wants to take the laws seriously. He wants to become a great property manager and does not want to jeopardize anything.

Upon a motion by Commissioner Cobb, seconded by Commissioner Pang, it was voted on and unanimously carried to take the matter under advisement.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 10:10 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate Salesperson's License of Kristin R. Sharp; REC 2015-271-L**

Upon a motion by Commissioner Pang, seconded by Commissioner Cobb, it was voted to reject the settlement agreement. Commissioners Pang, Cobb, and Lee voted in favor of the motion, Commissioners Faulkner, Arakaki, Senter, and Wada voted nay. The motion died.

Upon a motion by Commissioner Pang, seconded by Commissioner Arakaki, it was voted to accept the settlement agreement. Commissioners Pang, Arakaki, Senter, Cobb Faulkner, and Wada voted aye. Commissioner Lee voted nay. The motion passed.

**In the Matter of the Real Estate Broker's License of Bruce Travis; REC 2008-228-L**

Upon a motion by Commissioner Arakaki, seconded by Commissioner Pang, it was voted on and unanimously carried to deny Mr. Travis's request to add two additional medical doctors to the previously approved list.

**In the Matter of the Real Estate License of Christopher Beck; REC 2013-187-L**

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

**In the Matter of the Real Estate Salesperson's License of Annalies J. Aragon; REC 2013-251-L**

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

**In the Matter of the Real Estate Licenses of Roxanne S. Reyes and Kim M. Asuncion; REC 2008-72-L**

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

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 10:35 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 Faulkner, seconded by Commissioner Pang, it was voted on and unanimously carried to move out of executive session.

Licensing  
Applications:

**Nancy N. Grekin**

After review of the information presented by the applicant, Commissioner Wada moved to deny the applicant's broker's experience equivalency request based on § 467-9.5(a)(2)(B)(iii), Hawaii Revised Statutes. Commissioner Lee seconded the motion. Commissioners Wada, Lee, Senter, Arakaki, Faulkner, and Cobb voted in favor. Commissioner Pang voted nay. The motion passed.

**Arthur Lee Ong**

Commissioner Arakaki recused himself from discussion and voting on this matter.

Upon a motion by Commissioner Faulkner, seconded by Commissioner Wada, it was voted on and carried to most likely approve a real estate salesperson's license with conditions for Arthur Lee Ong. Commissioners Faulkner, Wada, Senter, Cobb, and Lee voter in favor of the motion. Commissioner Pang voted nay. The motion passed.

**Yoshio Kawashima**

Upon a motion by Commissioner Lee, seconded by Commissioner Cobb, it was voted on and unanimously carried to most likely approve a conditional salesperson's license for Yoshio Kawashima.

**Dawn Rachelle Morgan**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Pang, it was voted on and unanimously carried to most likely approve a salesperson's license for Dawn Rachelle Morgan.

**Franciso C. Agcaoili, Jr.**

After review of the information presented by the applicant, Commissioner Cobb, moved to deny the real estate salesperson's license of Francisco C. Agcaoili, Jr., based on §§ 467-8(a)(3), 436B-19(1), (8), and (12), Hawaii Revised Statutes unless within sixty (60) calendar days, Mr. Agcaoili submits written proof of payment, written proof of discharge, or an approved written payment plan with the Trustees of the Estate of Bernice Pauahi Bishop also known as Kamehameha Schools for all outstanding obligations. Commissioner Pang seconded the motion. The motion was voted on and unanimously carried.

**Jason H. A. Nurre**

After review of the written information and oral testimony presented by the applicant, Commissioner Cobb moved to deny the real estate salesperson's license application of Jason H. A. Nurre based on §§ 436B-19(12) and (14) Hawaii Revised Statutes. Commissioner Wada seconded the motion. The motion was voted on and unanimously carried.

**Isaiah Kamuela LaBatte**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Pang, it was voted on and unanimously carried to approve a salesperson's license for Isaiah Kamuela LaBatte.

**James L. Jewett**

Upon a motion by Commissioner Pang, seconded by Commissioner Cobb, it was voted on and unanimously carried to approve a salesperson's license for James L. Jewett.

Next Meeting: Friday, June 24, 2016  
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 11:22 a.m.

Reviewed and approved by:

/s/ Miles I. Ino

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Miles I. Ino  
Executive Officer

June 2, 2016

\_\_\_\_\_  
Date

[ X ] Approved as circulated.  
[ ] Approved with corrections; see minutes of \_\_\_\_\_ meeting.

MI:nf

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON MAY 27, 2016

<u>Brokers – Individual</u>	<u>Effective Date</u>
Daniel H. Kalai	04/04/2016
Christian Normann	04/20/2016
Anthony Mitchell Brown	04/21/2016
Leanna Jean Roberts	04/25/2016
James Jay Liptak	04/27/2016
Eric M. Nariyoshi	04/27/2016
Jonathan T.L. Pang	04/27/2016
Gary G. Young	04/28/2016
Terra Dawn Garrigus	04/29/2016
Sandra L. Long	05/05/2016
Donica Lynn Stephenson	05/05/2016
Carol Ann Collins	05/06/2016
Tiffany Chu	05/10/2016
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Latour Hotels and Resorts, Inc. Sharol D. Hines, PB	04/12/2016
Kai Real Estate Gary G. Young, PB	04/28/2016
Hikialani Resort Destination Inc. Donna M. Brucato, PB	04/21/2016
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Wai Kai Commercial LLC Nobuko S. Holyfield, PB	04/06/2016
Discover Kauai Properties, LLC Evelyn D. Basnillo, PB	04/21/2016
Remnant International, LLC Kenneth Lee, PB	04/22/2016
Progressive Realty LLC dba Progressive Property Management Kevin C.M. Lau, PB	04/25/2016
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Peggy A. Edwards	03/07/2016
Jeffery L. Hossellman	03/24/2016
Pamela Ann Higgins	03/28/2016
Teresa M. Nelson	03/28/2016
Leonard H. Zalopany Jr.	03/30/2016
Robert W. Helstowski	04/08/2016
James E. Zampathas dba Hawaii Aina Realty	04/26/2016
Claudia G. Christian	04/27/2016
Gary P. Masich	05/01/2016
Sandra L. Long dba Sanz Realty	05/05/2016
Carol Ann Collins	05/06/2016



<u>Branch Office</u>	<u>Effective Date</u>
The Ritz-Carlton Hotel Company LLC	03/09/2016
Island Home Realty Inc dba The Real Estate Cafe Savannah Scott, PB	04/18/2016
Hale Elua Investments LLC dba KW Island Living Lisa Teichner, PB	04/21/2016
Hawaii 5-0 Properties Inc. dba Living HI Style Ayako Ancheta, PB	04/28/2016

<u>Trade Name</u>	<u>Effective Date</u>
All Islands, Inc. dba Century 21 All Islands Fine Homes & Estates fka Century 21 All islands	04/14/2016

<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
Hikialani Resort Destination Inc. Donna M. Brucato, PB	04/21/2016

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Laurie J. Lustig-Bower	04/22/2018
Lisa A. Blenden	04/22/2018
Jerrie Wagner	04/22/2018
Laurie Sue MacDougal	04/25/2018
Fares Nassif Boughanem	04/25/2018
William Orion Cottle	04/25/2018
Paul Calvin Goodman	04/25/2018
Erika M. Cardinale	04/25/2018
Jeffery A. McCalmon	04/26/2018
John Alexander Walker	04/26/2018
Hajime Kakuuchi	04/26/2018
Luke Peter Bellocchi	04/27/2018
Sara Jean Espinosa	04/27/2018
Brahma Sadi Furtado	04/27/2018
Stephanie Daniele Cea	04/28/2018
Michelle Yuen Lee	04/29/2018
Fu Yuen Chu	04/29/2018
Brandi Reiko Castonguay	04/30/2018
Douglas J. Wright	04/30/2018
Anita Marianne Schuett	04/30/2018
Christopher Allen Perry	05/02/2018
Edward Larsen	05/02/2018
Hoi Na Hg	05/02/2018
Dyer B. McCabe	05/05/2018
Gary Yin Chuan Lin	05/05/2018
Joelle A. Foti	05/05/2018
Barbara Gayle Boatman	05/05/2018
Steven Brady Zuehlsdorff	05/05/2018
Jennifer Tom	05/06/2018
Rhiannon Leigh Fountain	05/09/2018
Gregory Richard Brochak	05/12/2018

Real Estate Commission  
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Clifford C. Moon	05/16/2016
Anne Christine Plath	05/17/2018
Brian Mathew Riggs	05/17/2018
Robert Thomas Arrieta	05/17/2018
Glenn Milton Mitchell II	05/17/2018
Tianye Zhang	05/17/2018
Garrett Seijin Taira	05/17/2018
Svetlana Kolyadich	05/17/2018
Jason Keith Arnold	05/17/2018

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Mehrdad B Solati	03/15/2018
Sergio Giannoni Rodriguez	04/05/2018
Laurie J. Lustig-Bower	04/22/2018
Lisa A. Blenden	04/22/2018
Jerrie Wagner	04/22/2018
Fares Nassif Boughanem	04/25/2018
William Orion Cottle	04/25/2018
Paul Calvin Goodman	04/25/2018
Erika M. Cardinale	04/25/2018
Jeffery A. McCalmon	04/26/2018
John Alexander Walker	04/26/2018
Hajime Kakuuchi	04/26/2018
Luke Peter Bellocchi	04/27/2018
Sara Jean Espinosa	04/27/2018
Stephanie Daniele Cea	04/28/2018
Michelle Yuen Lee	04/29/2018
Anita Marianne Schuett	04/30/2018
Edward Larsen	05/02/2018
Gary Yin Chuan Lin	05/05/2018
Barbara Gayle Boatman	05/05/2018
Rhiannon Leigh Fountain	05/09/2018
Gregory Richard Brochak	05/12/2018
Clifford C. Moon	05/16/2018
Anne Christine Plath	05/17/2018
Brian Mathew Riggs	05/17/2018
Robert Thomas Arrieta	05/17/2018
Glenn Milton Mitchell II	05/17/2018
Svetlana Kolyadich	05/17/2018
Frederick, Ison	05/18/2018

Real Estate Broker Experience Certificate

Expiration Date

Jerrie Wagner	04/22/2018
Laurie Sue MacDougal	04/25/2018
Connie Yu-Pampalone	04/25/2018
William Orion Cottle	04/25/2018
Erika M. Cardinale	04/25/2018
John Alexander Walker	04/26/2018
Hejime Kakuuchi	04/26/2018
Luke Peter Bellocchi	04/27/2018
Shannon V. Ball	04/27/2018
Travis Christian Palmer	04/27/2018
Roberta Lynn Gray-Newman	04/27/2018
Omeo Yikcheung Fan	04/28/2018

Ian Kaimiloa Judd	04/29/2018
Leslie-Ann Sachie Mei Hua Wills	04/29/2018
Ryan Tyler Riggins	05/02/2018
Kai Akea Ohuchi	05/02/2018
Etsuko Morita Fields	05/02/2018
Cynthia Lihua Chen	05/02/2018
Elaine Mae Vincent	05/02/2018
Dyer B McCabe	05/05/2018
Barbara Gayle Boatman	05/05/2018
Tony San Shi	05/05/2018
Cj Paet	05/06/2018
Kerstin Kaye Alston	05/06/2018
Rasta J. Nasserghandi	05/10/2018
Jeffrey Thomas Onderko	05/12/2018
Brian Mathew Riggs	05/17/2018
Jeff Russell Loyd	05/17/2018
Glenn Milton Mitchell II	05/17/2018
Pamila J Cleere	05/17/2018
Garrett Seijin Taira	05/17/2018
Kyung-Ho Kim	05/17/2018
Janine Olga Hol	05/18/2018

Restoration – Real Estate Salesperson

Suzanne Weaver	<u>Effective Date</u> 12/31/2015
Terrence Kawaina Buckley	04/20/2016
Heog Jun Choi	04/21/2016
Catherine Love Curtis	04/22/2016
Kendra Denise Randerson	05/09/2016

Restoration – Real Estate Broker

John Leslie Steinmiller	<u>Effective Date</u> 04/28/2016
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