

**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 8, 2016

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:30 a.m.

Place: Hawaii Island REALTORS®  
1321Kino'ole Street  
Hilo, Hawaii

Present: Scott Sherley, Chair, Broker / Hilo Commissioner  
Bruce Faulkner, Vice Chair, Broker / Maui Commissioner  
Nikki Senter, Public / Honolulu Commissioner  
Rowena Cobb, Broker / Kauai Commissioner  
Aileen Wada, Broker / Honolulu Commissioner  
Aleta Klein, Broker / Honolulu Commissioner  
Michael Pang, Broker / Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer  
Dathan Choy, Condominium Specialist  
Diane Choy Fujimura, Senior Real Estate Specialist  
Daniel Jacob, Deputy Attorney General  
Tammy Norton, Recording Secretary

Others: Randy Prothero, Russ Goode Seminars  
Marsha Shimizu, Hawaii Association of REALTORS®  
Liz Fusco, Day-Lum Rentals  
Representative Richard Onishi, House of Representatives, District 3

Absent: Scott Arakaki, Public / Honolulu Commissioner  
Laurie A. Lee, Broker / Honolulu Commissioner

Call to Order: Chair Sherley called the meeting to order at 9:51 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.

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

Condominium  
 Specialist's  
 Report:

**Minutes**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Wada, it was voted on and unanimously carried to accept the minutes of the May 11, 2016 Condominium Review Committee meeting as circulated.

Condominium  
 Governance and  
 Management:

**AOUO Registrations**

It was reported that as of May 31, 2016, 1,637 AOUOs have successfully registered representing 158,668 units.

**Condominium Seminars and Symposium**

Community Associations Institute Hawaii Chapter – Synopsis and approval of remaining program schedule for 2016

The committee acknowledged receipt of CAI Hawaii's request for approval of the remaining 2015-2016 seminars. Per the staff delegation, staff may approve the remaining 2016 seminars subject to the terms, conditions, and execution of Supplemental Contract #1 and the availability of CETF monies.

CAI May 12, 2016 seminar "Avoiding Major Assessments" brief

Specialist Choy submitted a written evaluation of his attendance at the May 12, 2016 Avoiding Major Assessments seminar, subsidized by the Condominium Education Trust Fund.

Commissioner Wada was present at the seminar and provided a brief summarization of her attendance. She noted that although a good seminar, the speakers spoke fast, the average lay person may not have understood, especially since there were no handouts due to a problem with the printing vendor.

Condominium  
 Project  
 Registration:

**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of May 2016 were distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT	DATE
7809	2418 AND 2418A ROUND TOP DRIVE CONDOMINIUM	2418 & 2418A ROUND TOP DR HONOLULU HI 96822	125006008	2	B REPT	5/20/2016
4642	34 ALA KIMO PLACE	34 ALA KIMO PLACE HONOLULU HI 96817	119010044	2	SUPPL	5/31/2016
7539	383 KALAIMOKU - TOWER 2	2139 KUHIO AVE HONOLULU HI 96815	126018043	254	B AMEND	5/18/2016
7801	4020 PAI STREET	4020 PAI ST KALAHEO HI 96741	423022026	2	B REPT	5/9/2016
7796	47-726 AKAKOA PLACE	47-726 AKAKOA PL KANEHOE HI 96744	147043061	2	B REPT	5/18/2016
7745	80 ILI' AHI WAY CONDOMINIUM	80 ILIAHI WY LAHAINA HI 96761	247010067	3	B REPT	5/23/2016
7819	94-544A & 94-544B KOALEO STREET	94-544A & 94-544B KOALEO ST WAIPAHU HI 96797	194035083	2	B REPT	5/20/2016

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7427	HAUULA HIDEAWAY	54-055 WAIKULAMA ST HAUULA HI 96717	154016018	8	B AMEND	5/12/2016
3552	HO`ONE MAKAI CONDOMINIUM	1916 HO'ONE RD KOLOA HI 96756	428019015	2	SUPPL	5/12/2016
7240	KA MALANAI AT KAILUA	437 445 455 471 497 501 KAILUA RD KAILUA HI 96734	142001030	153	B AMEND 4	5/12/2016
4913	KALAMA ESTATES CONDOMINIUM	6501 KALAMA RD KAPAA HI 96746	444002026	2	SUPPL	5/2/2016
7691	KAMANI AT KEHALANI	OFF OMA`OMA`O ST WAILUKU HI 96793	235001090	10	B AMEND 2	5/5/2016
7646	KEAAHALA ESTATES	45-559 KEAAHALA RD KANEOME HI 96744	145021006	8	B AMEND	5/6/2016
7813	KOKOKAHI CONDOMINIUM	45-167B KOKOKAHI PL KANEOME HI 96744	145031123	2	B REPT	5/9/2016
7821	KULALANI AT MAUNA LANI (PHASE 10)	68-1118 N KANIKU DR KAMUELA HI 96743	368022007	6	FINAL	5/5/2016
7793	LAHAINA AINA	78 ULUPONO ST LAHAINA HI 96761	245010048	4	B REPT	5/2/2016
6669	MIRAGE CONDOMINIUM THE	4311 & 4380 UPA RD KOLOA HI 96756	427008087	2	B AMEND 2	5/18/2016
7575	PARK LANE	1388 ALA MOANA BLVD HONOLULU HI 96814	123038013	215	B AMEND 3	5/10/2016
7820	PARK LANE (PHASE 2)	1388 ALA MOANA BLVD HONOLULU HI 96814	123038013	6	B REPT	5/10/2016
7491	RYCROFT TERRACE	1550 RYCROFT ST HONOLULU HI 96814	123018022	167	B AMEND	5/2/2016
7818	SEA VIEW CONDOMINIUM	242 AWAUKU ST & 135 PAIA LAHAINA HI 96761	247009019	2	B REPT	5/31/2016
7800	SIMONDS CONDOMINIUM	399 OMAOPIO RD KULA HI 96790	223003127	2	B REPT	5/2/2016
6535	WAIKALUA BAYSIDE	45-079 W WAIKALUA RD KANEOME HI 96744	145005029	20	B AMEND 2	5/23/2016
4521	WAIOHAI BEACH CLUB	2249 POIPIU RD KOLOA HI 96756	428017012	241	SUPPL 4	5/18/2016

0	<b>Preliminary Reports</b>
0	<b>Contingent Final Reports</b>
1	<b>Final Reports</b>
4	<b>Supplementary Reports</b>
10	<b>B Reports</b>
8	<b>B Amendment Reports</b>
24	<b>TOTAL REPORTS</b>

Program of Work: No report presented.

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: July 13, 2016  
 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

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Adjournment: With no further business to discuss, Chair Sherley adjourned the meeting at 10:02 a.m.

Respectfully submitted:

/s/ Neil Fujitani

\_\_\_\_\_ for

Dathan Choy  
Condominium Specialist

June 13, 2016

\_\_\_\_\_  
Date

Minutes approved as is.

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

DC:tn/160608