

**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, July 29, 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  
Aleta Klein, Broker/Honolulu Commissioner

Neil K. Fujitani, Supervising Executive Officer  
Miles Ino, Executive Officer  
Diane Choy Fujimura, Senior Real Estate Specialist  
David J. Grupen, Real Estate Specialist  
Carole Richelieu, Senior Condominium Specialist  
Benedyne Stone, Condominium Specialist  
Dathan L. Choy, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Kristen Kekoa-Nakasone, Recording Secretary

Others: Thomas Zhuang  
Faye Lee  
Patrick Kelly, Esq., RICO  
Dongyi Wang  
Lei Fukumura, Esq., Special Deputy Attorney General

Absent: Scott A. Sherley, Vice Chair, Broker/Hawaii Island Commissioner  
Michael Pang, Broker/Honolulu 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 Sherley and Pang 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 application with any original associated documents to be considered at the meeting were available for review.

#### **Minutes of Previous Meeting**

Upon a motion by Commissioner Klein, seconded by Commissioner Wada, it was voted on and unanimously carried to accept the minutes of the June 24, 2016, meeting.

Committees and  
Program of Work:

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

Laws and Rules Review Committee – Commissioner Klein inquired as to how Chapter 99 rules and amendments were progressing. Executive Officer, Miles Ino, informed the Commission that the Deputy Attorney General has reviewed the draft and returned it to staff on July 29, 2016. Staff will make any corrections and re-send to Deputy Attorney General for final review. After final review, it will be sent to Director and Governor for approval.

Licensing –  
Ratification:

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

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.

Chair Senter announced she would be taking agenda items out of order for efficiency purposes.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 9:05 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

#### **In the Matter of the Real Estate Brokers' Licenses of Faye C. K. Lee, Thomas Zhuang, and Sweet Home Realty; REC-2014-152-L; REC-2014-292-L; REC-2015-137-L**

Upon a motion by Commissioner Arakaki, seconded by Commissioner Cobb, it was voted on to move to remand the matter to the Office of Administrative Hearings for clarification. Commissioners Arakaki, Cobb, Faulkner, Klein, Lee and Wada voted aye. Commissioner Senter voted nay. The motion passed.

#### **In the Matter of Real Estate License of J. Rex Pippin a.k.a. James Rex Pippin; REC 2015-208-L**

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

**In the Matter of the Real Estate License of Jill M. Federizo; REC 2014-148-L**

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

**In the Matter of the Real Estate License of Jefferson B. Gerard; REC 2014-245-L**

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

**In the Matter of the Real Estate License of Sean Ross Barnes; REC 2014-461-L**

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

**In the Matter of the Real Estate License of Jenara Lewis f.k.a. Jenara Stadler; REC 2015-5-L**

Upon motion by Commissioner Klein, seconded by Commissioner Wada, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Naoko Okada; REC 2015-134-L**

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

**In the Matter of the Real Estate License of Denise Nakanishi-Andre; REC 2015-149-L**

Upon motion by Commissioner Klein, seconded by Commissioner Wada, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Terry L. Weaver; REC 2015-96-L**

Upon motion by Commissioner Arakaki, seconded by Commissioner Senter, it was voted on and unanimously carried to defer the settlement agreement until the August 26, 2016, Commission Meeting.

**In the Matter of the Real Estate License of Francis E. Chandler, III; REC 2013-96-L**

Upon motion by Commissioner Arakaki, seconded by Commissioner Wada, it was voted on and unanimously carried to approve the Commission's Final Order.

**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 Klein, it was voted on and unanimously carried to approve Mr. Travis's request to see two board certified medical doctors who were not on the previously approved list as well as any other board certified psychiatrist who is currently and actively licensed in Hawaii.

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 10:45a.m.

Chair Senter noted there were no applicants present and would be taking agenda items out of order to accommodate applicant Arthur L. Thornton who wanted to speak and answer questions via teleconference in executive session.

Licensing –  
Applications

**Arthur L. Thornton**

Mr. Thornton was asked if he wished to have his application for real estate salesperson license considered in executive session. He accepted the offer.

Executive Session:

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

**Sophia L. Levesque**

After review of the information presented by the applicant, Commissioner Cobb moved to approve the real estate salesperson's license of Sophia L. Levesque. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

**Jawdat Ihsan Bitar**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of Jawdat Ihsan Bitar. Commissioner Faulkner seconded the motion. The motion was voted on and unanimously carried.

**Arthur L. Thornton**

After review of the information presented by the applicant, Commissioner Faulkner moved to deny the real estate salesperson's license of Arthur L. Thornton unless within sixty (60) calendar days, Mr. Thornton submits a written payment plan with the IRS for all outstanding tax obligations. Commissioner Klein seconded the motion. The motion was voted on and unanimously carried.

**Steven Walter Parsons**

After review of the information presented by the applicant, Commissioner Wada moved to approve the real estate salesperson's license of Steven Walter Parsons. Commissioner Faulkner seconded the motion. The motion was voted on and unanimously carried.

**Scott T. Ishikawa**

After review of the information presented by the applicant, Commissioner Faulkner moved to approve the real estate salesperson's license of Scott T. Ishikawa. Commissioner Cobb seconded the motion. The motion was voted on and unanimously carried.

**Marvis Joy Smith**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of Marvis Joy Smith. Commissioner Faulkner seconded the motion. The motion was voted on and unanimously carried.

**Jeffrey Thomas Onderko**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate broker's license of Jeffrey Thomas Onderko with conditions. Commissioner Cobb seconded the motion. The motion was voted on and unanimously carried.

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

1. That during the term of this conditional license, any violation of the terms of the payment plan with the State of Hawaii Department of Taxation by the Applicant, shall be grounds for revocation of license.
2. That during the term of this conditional license, any violation of the terms of the payment plan relating to the judgment in Civil No. DC-CIVIL 14-1-0281 by the Applicant 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 broker 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 satisfaction of the Applicant from said payment plan(s) shall not change any terms of the conditional license.
8. That upon completion of payment plan(s) with the State of Hawaii Department of Taxation and Gary Sia, Account Holder CIA 401(K) Account, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

Next Meeting: Friday, August 26, 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 11:12 a.m.

Reviewed and approved by:

/s/ Miles I. Ino

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Miles I. Ino  
Executive Officer

August 10, 2016

\_\_\_\_\_  
Date

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

MI:kkn

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON JULY 29, 2016

<u>Brokers – Individual</u>	<u>Effective Date</u>
Limei Huang	06/02/2016
Anthony Jason Rivera	06/09/2016
Jennie Merrie Schmaltz	06/14/2016
Brookie Mae Chambless	06/15/2016
Dana Angel Asis	06/15/2016
Munro L. Murdock	06/17/2016
Luke Peter Bellocchi	06/17/2016
Annette Preece Judd	06/20/2016
Linda Yumiko Denault	06/27/2016
Reshanda R. Fowler	06/27/2016
Derek Pak Sung Kamm	06/29/2016
Ellie Blanch	06/29/2016
Michael Anthony Cuthbertson	07/01/2016
Maria Teresa Abella	07/14/2016
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
SFC Realty Corporation Scott F. Church, PB	05/26/2016
Asia Pacific Network Foundation, LTD. Mark T. Shklov, PB	06/06/2016
<u>Brokers – Limited Liability Company</u>	<u>Effective Date</u>
Pineapple Holdings LLC dba Island Rentals & Real Estate Carol Ann Collins, PB	06/16/2016
808 Maui Realty & Property Management LLC Carol St. John, PB	06/16/2016
Mango Tree Realty, LLC dba Mango Tree Realty Brook Starr, PB	06/17/2016
Four Diamonds Realty LLC fka Liana Realty LLC Reshanda R. Fowler, PB	06/27/2016
Timbers Hawaii Real Estate LLC dba Hokuala Realty Michael A. Cuthbertson, PB	07/01/2016
Agora Realty and Management Hawaii, LLC Tamio Iwado, PB	07/05/2016
Jon S. Mann Real Estate, LLC Jon S. Mann, PB	07/08/2016
<u>Brokers – Limited Liability Partnership</u>	<u>Effective Date</u>
Fortune Properties, LLC Van E. Ko, PB	06/13/2016
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Marc Zaremba	05/05/2016
Nancy J. Chung	05/05/2016
Richard C.K. Young	05/16/2016
Scott Eric Garmon	05/31/2016

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Setsuko Uemura dba Setsuko Realty	06/06/2016
Jacqueline Murray Powaser	06/22/2016
David M. Nash dba TheOahuAgents.com	06/28/2016

<u>Trade Name</u>	<u>Effective Date</u>
SRP Management LLC fka Destination Mauna Lani LLC	06/23/2016
Ronald Newberry dba Big Island Realty	07/05/2016

<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
VSE Pacific, Inc. fka SVO Pacific, Inc.	06/21/2016

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Raymi Coates Goodman	06/20/2018
Cintia Elisabet Holz	06/20/2018
Samuel Biddle	06/20/2018
Marta Susanna Chavira	06/21/2018
Jonathan T. Clark	06/21/2018
Juliet Pablo	06/24/2018
Nathan Daniel O'Hanlon	06/24/2018
Zachary Allan Kieschnick	06/24/2018
Melanie Lozano	06/27/2018
Sam S. Smith	06/27/2018
Amber Jean Barto	06/28/2018
Carter Matthew Johnson	06/28/2018
Terra Lynn Bruns	06/29/2018
Ignacio A. Zambo	06/29/2018
John A. Nicoletti	07/06/2018
Joseph Moore Lankford	07/07/2018
Rosanna Santana Delorme	07/07/2018
William Kirk Snyder	07/08/2018
Anneliese Graf	07/08/2018
William E. Redeker	07/08/2018
Lori Anne Henbest	07/08/2018
Anhngoc Pham	07/08/2018
Thomas George Kougias	07/08/2018
Brian H. Egan	07/08/2018
Ricardo Rene Dizon	07/12/2018
Catherine Goodwin Boskoff	07/12/2018
Khang Quang Dang	07/12/2018
Jon Douglas Pike	07/14/2018
Steven Lee Russell	07/14/2018
Stuart Patrick Kritzer	07/14/2018
Katherine Maria Nicoletti	07/14/2018
Robin Marie Melchor	07/14/2018
Gail Mapuana Akemi Abrena-Agas	07/14/2018
Darrin Gee	07/14/2018

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Raymi Coates Goodman	06/20/2018
Cintia Elisabet Holz	06/20/2018
Samuel Biddle	06/20/2018
Marta Susanna Chavira	06/21/2018
Jonathan T. Clark	06/21/2018
Juliet Pablo	06/24/2018
Zachary Allan Kieschnick	06/24/2018
Melanie Lozano	06/27/2018
Sam S. Smith	06/27/2018
Terra Lynn Bruns	06/29/2018
Joseph Moore Lankford	07/07/2018
Rosanna Santana Delorme	07/07/2018
Anneliese Graf	07/08/2018
William E. Redeker	07/08/2018
Anhngoc Pham	07/08/2018
Thomas George Kougias	07/08/2018
Ricardo Rene Dizon	07/12/2018
Catherine Goodwin Boskoff	07/12/2018
Richard Dean Marth	07/14/2018
Jon Douglas Pike	07/14/2018
Steven Lee Russell	07/14/2018
Katherine Maria Nicoletti	07/14/2018
Gail Mapuana Akemi Abrena-Agas	07/14/2018

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Stanley Matecny	06/21/2018
Anthony Provenzano	06/24/2018
Sean Dwayne Alleyne	06/27/2018
Christopher Bruce Johnson	06/27/2018
Sam S. Smith	06/27/2018
Sabine M. Gruber Depontes	06/28/2018
Benjamin James Garner	06/29/2018
Terra Lynn Bruns	06/29/2018
Wayne B. Twitchell	06/29/2018
Angela L. Wannemacher	06/29/2018
Mary E. Higgins Colucci	06/29/2018
Erik Ivan Covarrubias	06/29/2018
Jeana K. Tabion	06/30/2018
Eigo Evan Amakata	06/29/2018
Rosanna Santana Delorme	07/07/2018
Anneliese Graf	07/08/2018
Lori Anne Henbest	07/08/2018
Thomas George Kougias	07/08/2018
Edene Chiyo Toma	07/11/2018
Catherine Goodwin Boskoff	07/12/2018
Veronica S. Munez	07/14/2018
Jon Douglas Pike	07/14/2018
Christopher G. Fitz-Henry	07/14/2018

Continuing Education Equivalency

	<u>Effective Date</u>
Thomas Michael Vivaldelli	06/29/2016
Robert Preston Oswald	07/07/2016
Larry Edward Hinman	07/07/2016
Stephanie Wiles Oswald	07/08/2016

Restoration – Real Estate Salesperson

Sara Dawn Smith-Kaya

Justin D.K. McGee

Jon M. Yokouchi

Raquel Haunani Ah Nee

Shelly Keiko Iwalani Yamamura

Ngoc Tran Thi Tran

Effective Date

12/31/2015

05/27/2016

06/10/2016

06/29/2016

07/01/2016

07/07/2016

Restoration – Real Estate Broker

Erin Michele Struxness

Effective Date

06/15/2016

Condominium Hotel Operator

My Perfect Stays LLC

Effective Date

7/12/2016