

CONDOMINIUM REVIEW COMMITTEE
REAL ESTATE COMMISSION
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: January 11, 2017

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

Place: REALTORS® Association of Maui
441 Ala Makani Place
Kahului, Maui

Present: Laurie A. Lee, Chair, Broker / Honolulu Commissioner
Bruce Faulkner, Vice Chair, Broker / Maui Commissioner
Aileen Wada, Broker / Honolulu Commissioner
Scott Arakaki, Public / Honolulu Commissioner
Aleta Klein, Broker / Honolulu Commissioner
Michael Pang, Broker / Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer
Carole R. Richelieu, Senior Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Amy Johnson, REALTORS® Association of Maui, PSA
Lisa Teichner, REALTORS® Association of Maui, Board Member
Carol Koepke Tu'ua, Kahana Sunset, General Manager
Egon Werk
Penny Werk
Brett Fahnestock, Peake & Levoy
Gerald Enriques, DCCA – RICO
Jason Economou
Terry Tolman, REALTORS® Association of Maui

Absent: Rowena Cobb, Broker / Kauai Commissioner
Nikki Senter, Public / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:49 a.m., at which time quorum was established.

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 Cobb and Senter were excused from the meeting. Prior notification of their non-attendance was received.

Condominium
Specialist's
Report:

Minutes of December 7, 2016

Upon a motion by Commissioner Arakaki, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the December 7, 2016 Condominium Review Committee meeting as circulated.

Condominium
Governance and
Management:

AOUO Registrations

Specialist Richelieu reported that as of December 31, 2016, 1,689 AOUOs have successfully registered.

Condominium Seminars and Symposium - CAI Hawaii amended 2017 dates for Ask the Experts seminars and request for approval of estimated expenses of Kona and Maui seminars

The committee acknowledged receipt of CAI Hawaii Chapter's amended schedule for the 2017 approved seminars.

Upon a motion by Commissioner Faulkner, seconded by Commissioner Klein, it was voted on and unanimously carried to approve, subject to the terms and conditions of the July 1, 2016 contract between the Real Estate Commission and the Community Associations Institute Hawaii Chapter, the following estimated expenses for the delivery of the CETF neighbor island approved seminars, "Ask the Experts", as follows:

Kona:

Air Fare for 5 speakers	\$1,000
Car Rental	<u>\$ 80</u>
Total	\$1,080

Maui:

Air Fare for 5 speakers	\$1,000
Car Rental	<u>\$ 80</u>
Total	\$1,080

Case Law Review Program - AOA Royal Aloha vs. Certified Management, Inc., et al, Hawaii Supreme Court, December 8, 2016

Case law distributed for informational purposes.

Condominium
Project
Registration:

Condominium Project Registration - Public Reports Issued

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

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PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT DATE
7938	59-5100 ALAPIO ROAD	59-510D ALAPIO RD HALEIWA HI 96712	159017068	2	B REPT 12/15/2016
7904	AHUIMANU ESTATES I	47-421A & 47-421B AHUIMANU PL KANE OHE HI 96744	147031086	2	B REPT 12/22/2016
7905	AHUIMANU ESTATES II	47-419A TO 47-419H AHUIMANU PL KANE OHE HI 96744	147031086	8	B AMD 12/23/2016
7878	ANALU CONDOMINIUM	5737 KAEHULUA RD KAPAA HI 96746	446011013	2	B REPT 12/23/2016
7917	APIKI HALE	45-480 APIKI ST KANE OHE HI 96744	145091065	3	B REPT 12/8/2016
7935	HALE NANE A CONDOMINIUMS	75-216 HUALALAI RD KAILUA KONA HI 96740	375009067	92	CONT 12/14/2016
7822	KI APOKO STREET CONDOMINIUM	67-237 & 67-237A KI APOKO ST WAIALUA HI 96791	167015007	2	B AMD 12/8/2016
7939	LEI PAUKU AT HOAKALEI INCREMENT 3	91-2220 KAIWAWALO ST EWA BEACH HI 96706	191134059	10	B REPT 12/28/2016
7934	LOT 166 KA UHIKOA CONDOMINIUM	1855 AND 1859 KA UHIKOA RD HAIKU HI 96708	227012166	2	B REPT 12/19/2016
7915	LOT 222 KA UHIKOA CONDOMINIUM	151 E WAKEA AVE STE 203 KAHULUI HI 96732	227012222	2	B REPT 12/22/2016
7314	OPA EKAA FALLS LOT 1 CONDOMINIUM	5552 KUAMOO RD WAILUA HI 96746	442003065	4	B AMD 2 12/21/2016
7911	PILI MAI AT POIPU (PHASE 4)	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	13	B REPT 12/19/2016
2859	RAITHAUS CONDOMINIUM	3215C WAIWAE RD LAWAI HI 96765	424002025	2	SUPPL 2 12/20/2016
7639	RESIDENCES OF LAULE'A THE	68-1210 S KANIKU DR KAMUELA HI 96743	368022024	17	B AMD 12/13/2016
7940	SEABRIDGE BY GENTRY I	91-1160 KAMAKANA ST EWA BEACH HI 96706	191069023	52	B REPT 12/15/2016
7899	TK RESORT CONDOMINIUM	ALA `OLI WAY LIHUE HI 96766	435001216	50	B REPT 12/23/2016
0	Preliminary Reports				
1	Contingent Final Reports				
0	Final Reports				
1	Supplementary Reports				
10	B Reports				
4	B Amendment Reports				
16	TOTAL REPORTS				

Program of Work: **Condominium Laws and Education – OIP sunshine law guidance 2016 – Homeowners' Associations are Not Sunshine Law Boards**

Homeowner boards are not subject to the sunshine law because they are not boards of the State or its political subdivisions. Guidance was distributed for informational purposes

Hawaii Condominium Bulletin

It was announced that the December 2016 issue of the Hawaii Condominium Bulletin is available on the Commission's website at www.hawaii.gov/hirec.

Condominium Specialist Office for the Day – Maui – January 11, 2017

It was announced that those present wishing to meet with the Condominium Specialist may do so following the meeting.

Condominium Organizations Forum: No comments or concerns were received.

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Next Meeting: February 8, 2017
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, the Chair adjourned the meeting at 9:57 am.

Respectfully submitted:

/s/ Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

January 13, 2017

Date

Minutes approved as is.
 Minutes approved with changes; see minutes of _____
CRR:tn/