



Aloha Condominium Owners and Other Interested Individuals,

The Commission continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters. In this email, the Commission will highlight the latest Condominium Bulletin, upcoming educational seminars including a special free seminar, and updates to the condominium association registration fees.

If you missed an email, all of the prior topics covered in prior informational emails are available [here](#).

### **March 2017 Hawaii Condominium Bulletin**

The March Hawaii Condominium Bulletin has recently been published. Guest author Agnes Sykes discusses fiduciary duty, the good business judgment rule, and directors and officers insurance. Other Bulletin topics include an upcoming free educational event, the 2017 legislative session, upcoming AOOU biennial registration, and ask the condominium specialist. A link to the March 2017 Condominium Bulletin in PDF can be reached [here](#).

### **Community Associations Institute Hawaii Chapter (CAI) - Educational Event**

CAI Hawaii is an organization that serves the educational, business, and networking needs of associations ranging from condominiums and cooperatives, to planned associations. The Condominium Education Trust Fund (CETF) subsidizes a select number of CAI condominium educational events procured by the Commission. These educational events are open to anyone who wishes to attend, including directors, owners, property managers, attorneys, and the general public.

CAI Hawaii and the Real Estate Branch are hosting a **FREE** educational event, "**Condorama**," at the Hawaii State Capitol Auditorium on **April 8**, from 9:00 AM to 11:30 AM. As this event is taking place on a Saturday, only the Miller Street entrance will be open as the Capitol stairs and elevators are not accessible. See attached flyer.

CAI Hawaii has two upcoming educational events, "Covenant Enforcement" on **May 25** from 12:00 PM to 1:30 PM at the Japanese Cultural Center; and, "ABCs – The Essentials of Board Leadership" on **June 17** from 8:00 AM to 4:00 PM at the Dole Cannery. Visit the CAI's website and contact them about how you can register [here](#).

## Hawaii Council of Community Associations (HCCA) - Educational Event

HCCA is a nonprofit organization that provides educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations since October 1975. The Commission does not endorse the views or activities of the HCCA, and has not procured any contracts with HCCA. The Commission is merely informing interested parties of their events. Please see their website at [www.HawaiiCouncil.com](http://www.HawaiiCouncil.com) for more information.

HCCA has two upcoming educational events, “Reserves: Inside Out” on **April 20** and “New Laws, Confidentiality & Social Media” on **May 18**, both from 11:30 AM to 1:30 PM at the Hale Koa Hotel. Visit the HCCA’s seminar website [here](#).

### 2017-2019 Condominium Association Fees

[Chapter 53](#) of the Hawaii Administrative Rules, sets forth the fees for boards and commissions, including condominium associations. The upcoming association biennial registration for 2017-2019 includes a new fee of \$100 for the biennial registration period. This new fee was requested by the Professional and Vocational Licensing Branch and the [Regulated Industries Complaints Office](#). It is meant to augment the Regulated Industries Complaint Office’s ability to receive and investigate complaints from condominium owners.

Pursuant to Chapter 53, the association biennial reregistration fee has increased from \$60 to \$64. The per unit fee of \$10 every biennium *has not* increased; it is a combination of \$7 for operation of the Real Estate Branch and \$3 for the evaluation mediation program created by [Act 187](#) of the 2013 legislative session. The \$3 evaluation mediation is not listed in Chapter 53 as it was created by statute rather than the rules process.

If you found any of this information helpful, please spread the word and invite other interested parties to subscribe to the email list [here](#). Also, please visit our website at <http://www.hawaii.gov/hirec> for assistance in answering any questions concerning the Hawaii Real Estate Branch and all licensing issues.

If there are any further questions, please contact our office at (808) 586-2643, between the hours of 7:45 a.m. and 4:30 p.m., Hawaiian Standard Time.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational and for educational purposes, and is informal and non-binding on the Real Estate Commission or the Department of Commerce and Consumer Affairs.

Register online at [www.caihawaii.org](http://www.caihawaii.org)

**Online Registration Not Required to Attend**

*For more information:*

*Phone: (808) 586-2644*

This **free** educational program is being conducted  
by CAI Hawaii

### **Important Information:**

The State Capitol Auditorium on Saturday April 8th ***will not be accessible*** by the first floor elevators or stairs in the Capitol. Please enter by the 1390 Miller Street entrance near the Department of Health. Limited parking is available in the Capitol parking lot.



Real Estate Commission  
&  
CAI Hawaii

**PRESENT:**

# **CONDORAMA**

A **Free** Education Program for  
Condominium Owners



**Saturday, April 8, 2017**  
**On Site Registration: 8:30 a.m.**  
**Program: 9:00 a.m. to 11:30 a.m.**  
**State Capitol Auditorium**  
**Via the Miller Street**  
**Parking Entrance**

## Panel of Speakers

**Milton Motooka**, a partner in the firm of Motooka & Rosenberg, has been practicing law in Hawaii for more than 35 years. His practice is devoted almost exclusively to the representation of community associations. He is a member of the Charter Class of the College of Community Association Lawyers. The College is comprised of attorneys who have distinguished themselves in the field of community association law and community service. Only 26 community association attorneys nationwide were selected for induction into the Charter Class. Milton Motooka was the only attorney selected from Hawaii. He was the recipient of the Richard M. Gourley Distinguished Service Award in 1997 for his contributions to Hawaii's community association industry in law.

**John Morris**, a partner in the firm of Ekimoto & Morris first became involved with condominiums and homeowner associations when he served for three years as the first condominium specialist for the Hawaii Real Estate Commission. He has spoken and written articles about homeowner associations and legislation affecting them. He is the author of the "Director's Guide to Hawaii Community Association Law", a handbook for directors which includes the condominium law and an analysis of the legal requirements relating to the management and operation of homeowner associations in Hawaii. The Director's Guide is a resource used by many managers and directors throughout the State.

**Sue Savio** has been president and owner of Insurance Associates since 1975. Insurance Associates specializes in providing insurance services for Condominiums, Cooperatives, Homeowners Associations and similar developments. Insurance Associates today represents over 1,000 community associations throughout Hawaii. Ms. Savio has served as President of the Hawaii Independent Insurance Agents Association (HIIA), is a past President of Community Associations Institute (CAI) Hawaii, and current Treasurer on the CAI Hawaii Board; she has served on the board in different capacities since 2000. She was awarded the Gourley Award for distinguished service to CAI Hawaii.

**Keven Whalen** is the Vice President of Touchstone Properties, Ltd. and has been in the Community Association Management industry for 13 years. He is the past president of the CAI Hawaii Chapter. Mr. Whalen also sits on several committees for CAI Hawaii. Keven holds the Certified Manager of Community Association (CMCA®), Accredited Management Specialist (AMS®), and the prestigious Professional Community Association Manager (PCAM®) designations. He was

awarded CAI's Committee Chair of the Year award in 2015 and the Richard M. Gourley Distinguished Service Award in 2016 for his contribution to community association industry in management.

**Jane Sugimura**, a partner in the firm of Bendet Fidell & Sugimura has been practicing law since 1978. Ms. Sugimura is the President of the Hawaii Council of Association of Apartment Owners and has served as its President since 1994. She has been actively involved in legislation affecting condominiums with the Legislature and the City Council. Ms. Sugimura has served on The Bougainville Board and the Pearl One Board and was its President in 2013. She has also served on numerous task forces involved in condominium community issues such as the Blue Ribbon Recodification advisory Committee, which assisted in drafting Chapter 514B of the Hawaii Revised Statutes.

9:00 a.m. – 9:10 a.m.	Welcome and Introductions
9:10 a.m. – 9:30 a.m.	Rights & Duties of Directors - John Morris, Esq.
9:30 a.m. – 9:50 a.m.	Rights & Duties of Owners - Jane Sugimura, Esq.
9:50 a.m. – 10:10 a.m.	Reserves - What the law requires & why it is important - Keven Whalen, PCAM
10:10 a.m. – 10:30 a.m.	Do's and Don'ts of Effective Rule Making - Milton M. Motooka, Esq.
10:30 a.m. – 10:50 a.m.	How to Reduce Risks - the ABCs of Condominium Insurance - Sue Savio
10:50 a.m. – 11:20 a.m.	Questions & Answers
11:20 a.m. – 11:30 a.m.	Evaluations & Adjournment

This seminar or educational presentation is entirely funded by funds from the Condominium Education Trust Fund (CETF), Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii for condominium unit owners whose associations are registered with the Real Estate Commission.