

CONDOMINIUM REVIEW COMMITTEE
Real Estate Commission
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.state.hi.us/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: May 11, 2001

Time: 11:00 a.m.

Place: State Office Building
Conference Rooms A, B & C
3060 Eiwa Street
Lihue, Kauai

Present: Mitchell Imanaka, Chair
Charles Aki, Member
Michael Ching, Member
John Ohama, Member
Alfredo Evangelista, Member
Iris Okawa, Member
Patricia Choi, Member
Casey Choi, Member

Calvin Kimura, Supervising Executive Officer
Alan Taniguchi, Executive Officer
Cynthia Yee, Senior Condominium Specialist
Gordon Arakaki, Condominium Recodification Attorney
Karyn Takahashi, Recording Secretary
Darlene Levy, Condominium Council of Maui
Karen Ono, Executive Vice President, Kauai Board of REALTORS®
Glenn Ikemoto, Investigator, DCCA/Regulated Industries Complaints Office – Kauai
Office
Dolly Morikawa, Investigator, DCCA/Regulated Industries Complaints Office – Kauai
Office
Yoshiko "Dimples" Kano
Rowena Cobb, Cobb Realty
Jenni Saguid, Kauai Marriott
Michael Curtis, President, Kauai Board of REALTORS®
Sheila Miyake, Planning Department
Les Brown, Real Property Tax Manager, County of Kauai, Real Property Tax
Assessment Office
Kim Hester, Appraiser, County of Kauai, Real Property Tax Assessment Office
Michael DiSalvo
Anne Janelle, Steven Lee's Office
Asako Ebata
Theo Williams
Klaus Piharra

Excused: Peter Rice, Vice Chair

Call to Order: Chair Imanaka called the meeting to order at 11:05 a.m., at which time quorum was established.

Chair's Report: No report was presented. However, Chair Imanaka thanked everyone for attending the meeting and recognized former Kauai Commissioner Yoshiko "Dimples" Kano. He also thanked Commissioner Ching for hosting this neighbor island outreach committee meeting.

Condominium Specialist's Report: **Additional Distribution**

The following materials were distributed prior to the start of the meeting:

- 4.f.2) HAR "Fair Housing: 2001 and Beyond"
- 6.d.2) John D. Ramsey's Proposal to Assist in the Publication

Minutes: Upon a motion by Commissioner Ohama, seconded by Commissioner Aki, it was voted on and unanimously carried to accept the minutes of the April 11, 2001 Condominium Review Committee meeting as circulated.

Condominium Governance and Management: **AOAO / CMA / CHO Registrations**

Specialist Yee reported that as of April 30, 2001, 131 AOAO registration applications have been received and 84 AOAOs have successfully registered for the 2001-2003 AOAO Biennial Registration. Specialist Yee further reported that 100 CMAs and 122 CHOs are also currently registered.

Upon a motion by Commissioner Evangelista, seconded by Commissioner Ohama, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Association of Apartment Owners through April 30, 2001 for the 1999-2001 registration. The associations are as follows:

MAUI OCEAN CLUB	4/17/2001	NIUMALU GARDENS	4/2/2001
NORTHPOINTE AT MILILANI PH 1	4/23/01	PUALANI TERRACE COMMERCIAL INCR	4/2/2001
WAIKIKI ROYAL THE	4/2/01		

Upon a motion by Commissioner Evangelista, seconded by Commissioner Ohama, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Association of Apartment Owners through April 30, 2001 for the 2001-2003 registration. The associations are as follows:

1001 WILDER	07/01/2001	AHUIMANU GARDENS UNIT I	07/01/2001
1010 WILDER	07/01/2001	ALII PLANTATION	07/01/2001
1448 YOUNG ST	07/01/2001	BIRCH & ELM	07/01/2001
1450 YOUNG STREET	07/01/2001	CANDLEWOOD CONDOMINIUM THE	07/01/2001
1545 LIONA	07/01/2001	CHATEAU WAIKIKI	07/01/2001
1635 YOUNG	07/01/2001	FAIRWAY VILLAS AT HUALALAI THE	07/01/2001
1906 FERN STREET	07/01/2001	GOLF VILLAS AT HUALALAI THE	07/01/2001
541 LAUIKI	07/01/2001	GOLF VILLAS THE	07/01/2001
725 KIHAPAI PLACE	07/01/2001	HALE HUI KAI	07/01/2001
75 KIHAPAI	07/01/2001	HASSINGER THE	07/01/2001
855 OLOKELE THE	07/01/2001	HERITAGE HOUSE HAWAII-KAI	07/01/2001

HI-SIERRA	07/01/2001	NANI KOOLAU	07/01/2001
HILLSIDE VILLAS AT HUALALAI THE	07/01/2001	NAPILI PUAMALA	07/01/2001
HIRO'S LANE	07/01/2001	NAPILI SUNSET	07/01/2001
INTERSTATE BUILDING	07/01/2001	NAPILI SURF	07/01/2001
KA HALE MOI	07/01/2001	NAURU TOWER	07/01/2001
KALAMA GARDENS	07/01/2001	PACIFIC GRAND	07/01/2001
KAMAAINA HALE	07/01/2001	PACIFIC INTERNATIONAL HOTEL	07/01/2001
KAPIOLANI GARDENS INC	07/01/2001	PALM VILLAS AT HUALALAI THE	07/01/2001
KEMOO BY THE LAKE	07/01/2001	PARKVIEW SQUARE	07/01/2001
KEWALO GARDENS	07/01/2001	PAWAA GARDENS	07/01/2001
KIHEI SURFSIDE	07/01/2001	PEARL MANOR APARTMENTS	07/01/2001
KILEA GARDENS	07/01/2001	POLYNESIAN SUNSET I	07/01/2001
KOKO HEAD VILLA	07/01/2001	PRINCE KUHIO	07/01/2001
KOLO KAI	07/01/2001	PUNAHOA BEACH APARTMENTS	07/01/2001
KOLOA GARDEN APARTMENTS	07/01/2001	PUNAHOU ROYALE	07/01/2001
KUAWA ROAD ESTATES	07/01/2001	PUNALUU KAI	07/01/2001
KULANUI HALE	07/01/2001	ROSE AT LUSITANA THE	07/01/2001
KUNAWAI TERRACE	07/01/2001	SCANDIA THE	07/01/2001
LA CASA	07/01/2001	SEVENTEEN SEVENTEEN ALA WAI	07/01/2001
LANIAKEA APARTMENTS	07/01/2001	SUNSET KAHILI	07/01/2001
LEINANI APARTMENTS UNIT I	07/01/2001	SUNSET PARADISE	07/01/2001
LIHOLIHO TOWNHOUSES THE	07/01/2001	TAN APARTMENTS	07/01/2001
LIKINI GARDENS	07/01/2001	VARSITY VILLA	07/01/2001
LILIUOKALANI PLAZA	07/01/2001	VICTORIA PLAZA CONDOMINIUM	07/01/2001
LIOLO	07/01/2001	VILLAS AT KEAUAHOU ESTATES	07/01/2001
MAKENA PLACE	07/01/2001	WAIKOMO STREAM VILLAS	07/01/2001
MAKIKI ROYAL	07/01/2001	WALEA EKOLU	07/01/2001
MAKIKI WINDS APARTMENTS	07/01/2001	WAILUKU EXECUTIVE CENTER	07/01/2001
MAUI ELDORADO	07/01/2001	WINDWARD PASSAGE THE	07/01/2001
MAUI REALTY SUITES	07/01/2001	YACHT HARBOR TOWERS	07/01/2001
MAUNA LUAN THE	07/01/2001	No. of projects: 84	
MOANALUA VILLAGE	07/01/2001		

Mediation and Arbitration – Contract Renewals

Upon a motion by Commissioner Evangelista, seconded by Commissioner Aki, it was voted on and unanimously carried to recommend approval to automatically renew the contracts for another year for the period beginning July 1, 2001 to and including June 30, 2002, subject to the same terms and conditions of the existing contracts, pursuant to the automatic renewal for successive one year term provisions of the existing contracts, for the following contractors:

1. Mediation Center of the Pacific, Inc. fka Neighborhood Justice Center of Honolulu
2. Mediation Services of Maui, Inc.
3. Kauai Economic Opportunity , Inc.
4. Big Island Mediation, Inc. dba West Hawaii Mediation Services
5. The Island of Hawaii YWCA

Condominium Seminars

CEF Subsidy “Rules Development” (CAI Hawaii) – Evaluations

Evaluations for the CAI Hawaii seminar "Rules Development," held on April 19, 2001, were distributed to the Commissioners for their information.

At this time, Chair Imanaka reported that he and Senior Condominium Specialist Yee have been in discussion with CAI regarding the Condominium Management Education Fund subsidy of condominium seminars. He reported that currently the Commission has agreed to subsidize \$15 per owner attendee. CAI has come back stating that

they are "losing money on the deal" and has requested \$5,000 per seminar, which would equal to about \$50,000 a year for ten seminars.

Chair Imanaka also reported that their recent meeting with CAI was good. In regards to expectations, Chair Imanaka remarked that he felt the Commission's role is to disseminate as much information to the condominium community and CAI should try to attract more attendance. Chair Imanaka noted that possibly one-half of attendees at each seminar are condominium owners -- CAI needs to entice more owners to attend the seminars.

Chair Imanaka stated that he and Senior Condominium Specialist Yee are working on another proposal based on attendance.

Commissioner Evangelista inquired if they are planning to subsidize CAI with a set amount for administrative expenses. Chair Imanaka responded that they are not sure.

Commissioner Evangelista suggested subsidizing \$20 rather than \$15 per attendee rather than subsidizing a lump sum.

Chair Imanaka reported that they will be getting back to the Committee with a report.

Condominium Seminars – CEF Subsidy “Fair Housing: 2001 and Beyond” HAR

A report on the "Fair Housing: 2001 and Beyond" seminar was distributed for informational purposes.

Senior Condominium Specialist Yee remarked that it is very difficult for the condominium community to attend these seminars, as this population generally work during the day, and it was suggested that they hold these seminars during the evening or on Saturdays.

Case Law Review Program

An internet listing of case law relating to condominiums was distributed for informational purposes.

Senior Condominium Specialist Yee stated that if the Commissioners and Staff like this LEXIS service they should let the Director know, as this service is currently being acquired on a trial basis only.

Chair Imanaka remarked whether that this service will help with recodification.

Mr. Michael Curtis inquired whether there would be a link to this service via the Commission's web site. Condominium Recodification Attorney Arakaki noted that this probably is not possible since there is a proprietary issue involved with the use of LEXIS. However, one may obtain similar information through the Bar Association.

Condominium Related Articles

The following articles from the March/April 2001 issue of *Common Ground* was distributed for informational purposes: "Dogs of War," "The Verdict Is In," "Open and Shut," and "Your Assessment or Your Life."

The article entitled "Boss Thy Neighbor" from the April 2001 issue of *Governing* was also distributed for informational purposes.

§514A-83.5, HRS – Records availability for condominium owners – Darlene Levy

Ms. Darlene Levy of the Condominium Council of Maui presented testimony.

She reported that there have been instances where managing agents have been changed by an association board whereby the records are kept on another island and, therefore, accessibility to the records by the owners is difficult and expensive.

She raised the following questions. If condominium owners were to attempt to inspect records that are not maintained within the State, how would they specify the exact documents he/she wanted to review? Would the broadly identified documents then be mailed to a Maui proctor/monitor to allow the inspection? Would the owner be charged for the postage costs for sending as well as returning the records to the mainland? And, there are numerous other problems for the owner wishing to review the documents if the records are not maintained in this State.

If the purpose of the law is self-enforcement and to promote owners looking after the affairs of their own associations, it would not make a lot of sense if the board or manager can ship the records of a Hawaii project out of state. Would it take a court to order that the records be returned to the State? It would be a shame to have to go to court to get that done. The Council will be presenting suggestions for changing appropriate sections of the law to Gordon Arakaki and this is one area that he will be asked to look at as part of his review.

Ms. Levy also summarized some owners' experience with the Regulated Industries Complaints Office.

Ms. Levy also reported that for those who do receive consideration for mediation services and are scheduled for a session, they are very disappointed when the representative(s) of the board of directors does not appear at the table. According to reports they received it appears the number of such "no shows" is quite high.

Ms. Levy concluded her remarks with the Council is willing to do whatever it can do to be of assistance to the Commission, RICO, and all of the owners in providing the means for them to have access to their association records.

Chair Imanaka thanked Ms. Levy for her input and asked if she had anything more to present to the Committee. Ms. Levy responded she did have more testimony that she was prepared to share during open forum; however, if now is appropriate, she would present her testimony

Ms. Levy presented testimony about the Commission's informal interpretation of §514A-85, HRS, Records; examination; disposal; that §514A-85 does not require all association records to be kept within the State, only those records specified in §514A-85(a) and §514A-85(b). §514A-85(a) refers to records of receipts and expenditures while §514A-85(b) refers to all records and vouchers authorizing the payments and statements shall be kept and maintained at the address of the project, or elsewhere within the State.

Association records are defined in §514A-83.5 Documents of the association of apartment owners.

Ballots being cast and tallied for the election of directors are also records. Ballots and tally sheets also record the ballots cast and tallied for owners voting on proposed amendments to declarations, bylaws, special assessments, borrowing money, etc. The results of some of these votes, for other than for the election of directors, are then submitted for recordation and become, in fact, a part of the governing documents of the association. While the retention period for proxies from owners and the ballots for election of directors may be as short as 30 days, the records of the voting on other issues normally become part of a longer records retention schedule.

She posed the question whether all of the association documents as defined in §514A-83.5 as records of the association, including subsection (d) should also, to be considered part of the records specified in §514A-85(a) and §514A-85(b)? And, as such, are they to be kept within the State?

Chair Imanaka thanked Ms. Levy for her input.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

Upon a motion by Commissioner Evangelista, seconded by Commissioner Ohama, it was voted on and unanimously carried to recommend approval to ratify issuance of effective dates for public reports for the month of April 2001 as follows:

Proj No	Project Name	Project Address	TMK #	Report	Date
4583	1914 FERN STREET	1914 FERN ST HONOLULU HI 96826	(1)2-03-030:013	Final	04/02/01
4606	2651 WAIOMAO ROAD	2651 & 2651A WAIOMAO RD HONOLULU HI 96816	(1)3-04-017:02	Final	04/27/01
4551	41-1789 KALANIANA'OLE HWY.	41-1789 KALANIANAOLE HWY WAIMANALO HI 96795	(1)4-01-013:008	Final	04/11/01
3539	44-119A & B KAHINANI WAY	44-119B KAHINANI WY KANEHOE HI 96744	(1)4-04-013:092	Final	04/12/01
4588	58-282 & 58-282A KAM HWY	58-282 & 58-282-A KAM HWY HALEIWA HI 96712	(1)5-08-004:070	Final	04/06/01
4596	614 CAPTAIN COOK	614 CAPTAIN COOK AVE HONOLULU HI 96813	(1)2-01-037:040	Final	04/16/01
4565	6154 OLOHENA ROAD	LOT 122-C KAPAA HMSTD KAPAA HI	(4)4-04-003:061	Final	04/24/01
4043	964A/964B KALAWAI PLACE	964 KALAWAI PL KAILUA HI 96734	(1)4-02-008:009	Final	04/16/01
4559	AINA HOLI CONDO PROJ	LOT H-1 PUUKAPU HOMESTEAD S KOHALA HI	(3)6-04-001:092	Final	04/10/01
4439	ALII LANI PHASE 1F	75-6081 ALII DR KAILUA-KONA HI 96740	(3)7-05-020:074	Suppl 1	04/12/01
4614	AVALON PHASE 6	91-1031 LAULAUNA ST EWA BEACH HI 96706	(1)9-01-102:069	Final	04/30/01
4602	CORTEBELLA PHASE 3	91-253 MAKALAUNA PL	(1)9-01-010:059	Prelim	04/03/01

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4561	CORTEBELLA PHASE 4	EWA BEACH HI 96706 91-221 MAKALAUNA PLACE	(1)9-01-010:048	Final	04/03/01
4533	CORTEBELLA PHASE 5	EWA BEACH HI 96706 MAKALAUNA PL	(1)9-01-010:057	Final	04/18/01
4609	DESTINY AT MILILANI MAUKA PH I	EWA BEACH HI 96706 KUAOA ST	(1)9-05-002:034	Prelim	04/17/01
2765	E-I-E-I-O FARM ENTERPRISES	MILILANI HI 96789 2883 KALIHUWAI RD	(4)5-02-010:023	Suppl 2	04/20/01
4590	ELLIOTT CONDOMINIUM	KILAUEA HI 96754 POR LOT 56 KALOPA HMSTDS	(3)4-04-008:071	Final	04/30/01
4595	HALAULANI CONDOMINIUM	HAMAKUA HI PARCEL 14/LOT 15-A	(4)5-02-002:011	Final	04/20/01
4578	HO'OKELA KOHALA, LOT 5	KILAUEA HI LOT 744, KAHUA 1ST	(3)5-09-006:031	Final	04/02/01
4582	HOLUALOA GRACE	KOHALA HI 77-6219 KAUMALUMALU	(3)7-07-007:073	Final	04/02/01
4308	HU'ELANI PHASE 2	HOLUALOA HI 96725 91-223 - 91-237 LUKINI PL	(1)9-01-069:008	Suppl 1	04/17/01
4581	KAUAI COAST RESORT AT THE BEACHBOY	EWA BEACH HI 96706 484 KUHIO HWY	(4)4-03-002:014	Final	04/19/01
4556	KEOKEO SUNSET CONDO PROJ	KAPAA HI 96746 LOT 5-D-5 KALAOA	(3)7-03-005:110	Final	04/10/01
4592	KONA SEA RIDGE	N KONA HI ALII DRIVE	(3)7-05-019:044	Prelim	04/16/01
4562	KUMAI/TAGAMI CONDOMINIUM	KAILUA-KONA HI 96740 16-185 KALAPA ST	(3)1-06-148:006	Final	04/03/01
4506	LAKESIDE VILLAS II	KEAAU HI 96749 5279 LIKINI ST	(1)1-01-058:028	Final	04/11/01
4591	MAHALO COURT	AIEA HI 96818 2132 & 2132 A MAHALO ST	(1)1-08-022:012	Final	04/10/01
3509	OKANA HILLSIDE TERRACE	HONOLULU HI 96817 47-022 & 47-024 OKANA RD	(1)4-07-039:019	Final	04/30/01
4560	OWAWA	KANEOHE HI 96744 1631 & 1631-A OWAWA ST	(1)1-03-017:078	Final	04/03/01
4513	PAAUILO VILLAGE CONDO PROJECT	HONOLULU HI 96819 NAINOA	(3)4-03-002:005	Final	04/02/01
4520	PORTER'S CONDOMINIUM	HAMAKUA HI 6110 KAWAIIHAU RD	(4)4-06-032:012	Final	04/06/01
4594	REGENCY AT POIPU KAI INCR 2 THE	KAPAA HI 96746 1831 POIPU RD	(4)2-08-027:020	Final	04/12/01
4555	TAM SING CONDOMINIUM	KOLOA HI 96756 137 MAKAWAO AVE	(2)2-03-044:040	Final	04/11/01
4497	VILLAS ON THE PRINCE	MAKAWAO HI 96768 4141 QUEEN EMMA DR	(4)5-03-011:001	Final	04/02/01
4580	WOODCREEK (PHASE 2)	PRINCEVILLE HI 96722 WIKAO STREET	(1)9-05-002:036	Final	04/10/01

Preliminary Reports: 3
 Contingent Final Reports: 0
 Final Reports: 29
 Supplementary Reports: 3
 Total: 35

Program of Work: **Recodification of Chapter 514A & Recodification Attorney Report**

Recodification Attorney Arakaki reported that the recodification project is moving along according to the work plan schedule. He also reported that the recodification materials are available on the Commission's web site.

Hawaii Condominium Bulletin – John D. Ramsey's Proposal to Assist in Publication

This matter was taken up at the Education Review Committee meeting of May 11, 2001.

Hawaii Condominium Bulletin – Pioneer Ventures, Inc., dba Fisher & Pioneer Printers – contract renewal

Upon a motion by Commissioner Evangelista, seconded by Commissioner Ohama, it was voted on and unanimously carried to recommend approval to automatically renew the contract for another year for the period beginning July 1, 2001 to and including June 30, 2002 or publication and mailing of the fourth Bulletin, subject to the same terms and conditions of the existing contract, pursuant to the automatic renewal for successive one year term provision of the existing contract.

Meetings and Symposium

Chair Imanaka reported that they are looking in to the possibility of the Commission hosting a two-day symposium in the fall of 2002 and was interested in getting professional help in organizing the symposium. He noted that this matter was discussed at a previous committee meeting

Upon a motion by Commissioner P. Choi, seconded by Commissioner Okawa, it was voted on and unanimously carried to recommend approval to sponsor a Condominium Symposium in the Fall of 2002 and to retain the services of a consultant to assist the Commission with the development, marketing/advertising, coordination, delivery and administration of the symposium.

Commissioner P. Choi inquired if CAI would be involved with the symposium. Chair Imanaka responded that CAI is very interested in helping and being involved. CAI is definitely on board and excited and will be working as a partner in trying to bring this to fruition.

Legislative Acts and Resolutions

Legislative Report #8 was previously distributed at the Laws and Rules Review Committee meeting of May 11, 2001.

SEO Kimura reported that a point of interest is HB1231 which requires mandatory mediation for sections 514A-82, -83, and -84, HRS. This bill was introduced and lobbied by Richard Port and the biggest hurdle was working with mediation groups on the bill's language. SEO Kimura reported that we will be monitoring the outcome of this bill.

Neighbor Island Outreach – Big Island, August 6, 2001

The August committee meetings will be held on Monday, August 6, 2001 in Kona. The Hawaii Association of REALTORS® is scheduled to hold its annual convention then.

The meetings will be convened at the following times: Laws and Rules Review Committee at 1:00 p.m.; Education Review Committee at 1:30 p.m.; and the Condominium Review Committee at 2:30 p.m.

Interactive Participation with Organizations

Senior Condominium Specialist Yee gave a brief report about the recently attended CAI Annual Conference.

Condominium
Organizations Forum:

There were no comments, recommendations or concerns 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, Hawaii Association of Realtors/Institute of Real Estate Management Hawaii Chapter/ Oahu Arm Committee.

Open Forum:

Les Brown, Real Property Tax Manager, County of Kauai, Real Property Tax Assessment Office, reported that there is a need for full disclosure of the dedication status of agricultural lands that are being submitted for CPR status and suggested that the Commission include language in the CPR form.

Mr. Brown noted that if the property is dedicated agricultural and the property is subsequently sold, the new owner and subsequent owners could be liable for rollback taxes in the event the dedication is terminated. Taxes plus penalties could be as much as three times the original tax liability.

Mr. Brown also requested that the County of Kauai, Real Property Tax Assessment Office be included on the distribution list for condominium maps when public reports are issues, as this information is needed to properly assess properties.

Chair Imanaka responded that the Planning Director is sent copies of public reports. Mr. Brown stated that they do receive copies of the reports, but not copies of the maps. Mr. Brown stated that they have a scanner and employee who can operate the scanner and it would be worthwhile for them to receive copies of the maps.

Chair Imanaka stated that the Committee will take these matters under advisement. Commissioner Ching stated that Staff will respond to his request. Ms. Sheilah Miyake, Planning Department, requested that Staff cc the Planning Department when responding to Mr. Brown.

Chair Imanaka inquired if all parcels of land have the rollback issue. Mr. Brown responded no, not if it is continued to be used as agricultural.

Chair Imanaka further inquired what the consequences are if someone does not comply with the agricultural use. Mr. Brown responded that the worse case scenario would be an 18 year dedication changed to another use and the owner would owe three times the original tax liability. Chair Imanaka inquired if there were dedicated cycles. Mr. Brown responded that there are 10 and 20 year cycles.

Mr. Brown stated that there are long term consequences and suggested a restriction on agricultural use. Ms. Miyake added that the Planning Department does not monitor the use of land.

Mr. Michael Curtis, President of the Kauai Board of REALTORS®, added that this issue is relevant to the disclosure laws as seller/licensee would need to disclose the dedicated use of the land.

Ms. Darlene Levy stated that it is good to hear that the Commission is encouraging attendance of CAI seminars. She reported that the Condominium Council of Maui has recently resumed publication of their newsletter and it is getting out to owners.

Ms. Kim Hester, Appraiser, County of Kauai, Real Property Tax Assessment Office, stated that her office has come across many vacation clubs, which is another form of ownership, and inquired if the Commission is requiring that the vacation clubs register as time share companies.

Chair Imanaka responded that the Real Estate Commission does not have jurisdiction over time share projects unless they are condominiums. If they are condominiums the Commission then oversees the condominium aspects of the project. Chair Imanaka stated that this inquiry is best posed to the Time Share Administrator.

CMEF Budget &
Finance Report:

No report presented.

Next Meeting:

Thursday, June 14, 2001
11:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Bldg.
1010 Richards Street, Second Floor
Honolulu, Hawaii 96813

Adjournment:

With no further business to discuss, Chair Imanaka adjourned the meeting at 11:55 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee
Cynthia M. L. Yee
Senior Condominium Specialist

June 14, 2001
Date

Minutes approved as is.
 Minutes approved with changes; see minutes of _____