

**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: July 12, 2017

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.

Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Present: Laurie A. Lee, Chair, Broker / Honolulu Commissioner  
Bruce Faulkner, Vice Chair, Broker / Maui Commissioner  
Nikki Senter, Public / Honolulu Commissioner  
Rowena Cobb, Broker / Kauai Commissioner  
Aileen Wada, Broker / Honolulu Commissioner  
Scott Arakaki, Public / Honolulu Commissioner  
Aleta Klein, Broker / Honolulu Commissioner  
Michael Pang, Broker / Honolulu Commissioner  
Sean Ginoza, Broker / Hawaii Island Commissioner

Neil Fujitani, Supervising Executive Officer  
Miles Ino, Executive Officer  
Carole Richelieu, Senior Condominium Specialist  
Benedyne Stone, Condominium Specialist  
Dathan Choy, Condominium Specialist  
Diane Choy Fujimura, Senior Real Estate Specialist  
Amy Endo, Real Estate Specialist  
David Grupen, Real Estate Specialist  
Shari Wong, Deputy Attorney General  
Tammy Norton, Recording Secretary

Others: Lourdes Scheibert, Condo Owner  
Lila Mower, Hui 'Oia'i'o  
Daria Loy-Goto, DCCA Regulated Industries Complaints Office  
John Hassler, DCCA Regulated Industries Complaints Office  
Marsha Shimizu, Hawaii Association of REALTORS®

Absent: None

Call to Order: The Chair called the meeting to order at 9:31 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.

Condominium  
 Specialist's  
 Report:

**Minutes**

Upon a motion by Commissioner Klein, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the June 14, 2017 Condominium Review Committee meeting as circulated.

Condominium  
 Governance and  
 Management:

**AOUO Registrations**

Specialist Richelieu reported that as of June 30, 2017, 1,709 AOUOs have successfully registered for the 2015-2017 biennium. As of June 30, 2017, a total of 1,504 AOUO reregistration applications for the 2017-2019 biennium have been received.

**Condominium Seminars and Symposium – CAI Hawaii fiscal year proposed seminars**

The committee acknowledged receipt of CAI Hawaii's request for approval of the fiscal year 2018 seminars. Upon a motion by Commissioner Klein, seconded by Commissioner Pang, it was voted on and unanimously carried to approve, subject to the execution, terms, and conditions of the fiscal year 2018 contract between CAI Hawaii and the State (Real Estate Commission) the following proposed seminars for CETF subsidies:

- August 24, 2017 – Dealing with the Dark Side
- September 21, 2017 – iAssociations
- October 19, 2017 – Why are They So Angry?
- February 2018 – Planning & Executing Effective Annual & Board Meetings
- March 2018 – Going Green to Save Green
- May 2018 – Practical Tips in Avoiding, Prosecuting & Defending Lawsuits
- June 2018 – ABCs, The Essentials of Community Association Management.

Condominium  
 Project  
 Registration:

**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of June 2017 was distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNITS	RPT	DATE
7429	1108 AUAHI	1108 AUAHI ST HONOLULU HI 96814	123005013	320	B AMD	6/26/2017
8002	55-121 POOHAILI STREET	55-121 AND 55-121B POOHAILI LAIE HI 96762	155017065	2	B REPT	6/7/2017
8001	59-526 OPAE ROAD	59-526 OPAE ROAD HALEIWA HI 96712	159007005	2	B REPT	6/29/2017
8020	627 & 629 KAHA STREET	627 & 629 KAHA STREET KAILUA HI 96734	143081043	2	B REPT	6/28/2017
6245	67-004 AND 67-004A KAHAONE PLACE	67-004 KAHAONE PL WAIALUA HI 96791	167015039	2	SUPPL	6/5/2017
7993	827 ONEAWA STREET	827A AND 827B ONEAWA ST KAILUA HI 96734	143068077	2	B REPT	6/7/2017
8010	94-296 AND 94-296A HAAA STREET	94-296 AND 94-296A HAAA ST WAIPAHU HI 96797	194032026	2	B REPT	6/16/2017
8004	ALOALO PLANTATION CONDOMINIUM	205 PUA NIU WAY LAHAINA HI 96761	247009036	2	B REPT	6/5/2017
8015	HO'OKILI VISTA CONDOMINIUM	LOT 3-M, PEAHI NUI LAND HAIKU HI 96708	228005128	2	B REPT	6/14/2017

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7994	HO'OLAUNA CONDOMINIUM AT KOHEA LOA	HANAMAULU TRIANGLE LIHUE HI	437003020	94	B REPT	6/16/2017
8000	KA MILO AT MAUNA LANI, PHASE 17	68-1122 NORTH KANIKU DRIVE KOHALA COAST HI 96743	368022041	8	B REPT	6/7/2017
7971	KIPAPA ROAD ESTATES	KIPAPA ROAD KAPAA HI 96746	444002131	2	B REPT	6/26/2017
8017	LA CASA PRATT CONDOMINIUM	1216 & 1218 PIIHOLO RD MAKAWAO HI 96768	224013238	2	B REPT	6/27/2017
7768	LAULE'A KAI ESTATES	499 KEALAHOU ST HONOLULU HI 96825	139082064	7	B AMD	6/14/2017
7995	LEI PAUKU AT HOAKALEI, INCREMENT 6	91-2220 KAIWAWALO ST EWA BEACH HI 96706	191134062	6	B REPT	6/2/2017
8012	LOT 279 L KIMO CONDOMINIUM	LOT 279 LOWER KIMO DRIVE KULA HI 96790	223015030	3	B REPT	6/19/2017
7984	MAAKUA HEIGHTS	54-110 MAAKUA ROAD HAUULA HI 96717	154005003	2	B REPT	6/7/2017
7698	MAKILA RIDGE LOT 9 CONDOMINIUM	LOT 9 MAKILA RIDGE SUBDIVISION LAHAINA HI 96761	247001052	3	B AMD	6/14/2017
7992	MOUNTAIN VIEW HALE	45-537 AND 45-537A KAPALAI RD KANEHOE HI 96744	145071035	2	B REPT	6/29/2017
7990	PILI MAI AT PO'IPU (PHASE 6)	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	13	B REPT	6/14/2017
8023	PUMEHANA PLAZA II	840 AND 842 PUMEHANA STREET HONOLULU HI 96814	123029028	2	B REPT	6/30/2017
8007	SEABRIDGE BY GENTRY II	91-1160 KAMAKANA STREET EWA BEACH HI 96706	191069023	56	B REPT	6/16/2017
8016	WAIHEE RESIDENCES	47-285 WAIHEE ROAD KANEHOE HI 96744	147013034	4	B REPT	6/19/2017
0	<b>Preliminary Reports</b>					
0	<b>Contingent Final Reports</b>					
0	<b>Final Reports</b>					
1	<b>Supplementary Reports</b>					
19	<b>B Reports</b>					
3	<b>B Amendment Reports</b>					
23	<b>TOTAL REPORTS</b>					

Program of Work: **Education and Referral – 2017 Military Consumer Fair July 1, 2017 (Windward Mall)**

Specialist Richelieu reported that she manned a booth at the 2017 Military Consumer Fair and provided condominium related education and information to approximately 46 individuals, most of whom were owners. She also noted that she was the guest speaker on ThinkTech Hawaii's Condo Insider recent segment titled "What is the Real Estate Branch Condominium Division."

**Legislative Acts and Resolutions – bill status**

Senate Bill No. 369 relating to retaliation in a condominium, and Senate Bill No. 292 relating to the repeal of Chapter 514A are awaiting the governor's action.

**Interactive Participation with Organizations – Associa June 2, 2017 meeting report; CAI May 3-6, 2017 annual conference report**

Staff participated as a speaker at Associa's manager training session. Staff provided information on the Commission's role, educational outreach, governance issues, and recent postcard distribution.

The committee acknowledged receipt of the Community Associations Institute Annual Conference report submitted by Commissioner Lee, Commissioner Faulkner, and Specialist Richelieu.

**Consumer Education – CAIH Board in accord with REC neighbor island owner Condorama**

It was reported that the CAI Hawaii Board is in accord with the Commission's neighbor island Condorama plan.

**Condominium Specialist Office for the Day - June 14, 2017 report**

Staff's report on the Specialists' Office for the Day held in Kona on June 14, 2017 was distributed for informational purposes. Senior Condominium Specialist Richelieu met with one condominium owner and listened to his concerns.

Condominium  
Organizations Forum:

Lourdes Scheibert was present to share her view on education and the recent Condorama offered by the Real Estate Commission. She submitted and read from her written testimony.

She noted that Sue Savio of Insurance Associates clarified a lot of insurance information which was of great benefit to those present. Ms. Scheibert went over her understanding of a condominium insurance policy and §514B-143, the confusing application of §514B-143 (d)(2), and her research on plumbing pipes.

Ms. Scheibert ended her testimony recommending that the industry include teachings of "preventive maintenance" before "reactive maintenance," and licensing of property managers to prevent "cherry picking" of Chapter 514B.

Next Meeting:

August 9, 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 10 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

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Carole R. Richelieu  
Senior Condominium Specialist

July 17, 2017

\_\_\_\_\_  
Date

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