

**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: October 11, 2017

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

Place: Grove Farm Building Conference Room  
3-1850 Kaumuali'i Hwy.  
Lihue, Kauai

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  
Michael Pang, Broker / Honolulu Commissioner  
Sean Ginoza, Broker / Hawaii County Commissioner

Miles Ino, Executive Officer  
Carole Richelieu, Senior Condominium Specialist  
Diane Choy Fujimura, Senior Real Estate Specialist  
Shari Wong, Deputy Attorney General  
Tammy Norton, Recording Secretary

Others: Marsha Shimizu, Hawaii Association of REALTORS®  
Ethel Keyes, Hawaii Association of REALTORS®  
Karen Ono, Kauai Board of REALTORS®  
Donna Rice, Kauai Board of REALTORS®  
Curtis Bedwell, Kauai Board of REALTORS®  
Rollie Litteral, American Dream Real Estate School  
Mike Bursett, Pali Ke Kua AAO

Absent: Aleta Klein, Broker / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:50 a.m., at which time quorum was established.

Chair's Report: Chair Lee welcomed those present and announced those wishing to meet with the Condominium Specialist may do so following the Condominium Review Committee meeting.

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.

Commissioner Klein was excused from the meeting. Prior notification of her non-attendance was received.

Condominium  
 Specialist's  
 Report: **Minutes**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Ginoza, it was voted on and unanimously carried to accept the minutes of the September 13, 2017 Condominium Review Committee meeting as circulated.

Condominium  
 Governance and  
 Management: **AOUO Registrations**

Specialist Richelieu reported that as of September 30, 2017, 1,334 AOUOs have successfully registered.

**Condominium Related Articles**

The article entitled "Condo War Breaks Out on Maui When Homes Become Hotels," Ian Lind, Civil Beat, September 27, 2017, was distributed for informational purposes along with a copy of the Final Award of Arbitrator.

Condominium  
 Project  
 Registration: **Condominium Project Registration - Public Reports Issued**

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

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT	DATE
4820	2553/2555 10TH AVENUE	2553 & 2555 10TH AVE HONOLULU HI 96816	134012026	2	SUPPL	9/13/2017
8055	3812 AND 3812A NOEHU STREET	3812 AND 3812A NOEAU ST HONOLULU HI 96816	133015003	2	B REPT	9/15/2017
8040	816 AND 816A 18TH AVENUE	816 & 816A 18TH AVE HONOLULU HI 96816	132052039	2	B REPT	9/28/2017
8053	GREEN HOMES HANAIEI STREET - A	84-804A AND 84-804B HANAIEI ST WAIANAE HI 96792	184015017	2	B REPT	9/20/2017
7935	HALE NANEIA CONDOMINIUM	75-216 HUALALAI RD KAILUA KONA HI 96740	375009067	92	B REPT	9/14/2017
8064	JMW VILLA	2352 & 2354 LILIIHA STREET HONOLULU HI 96817	118016017	2	B REPT	9/29/2017
7964	KAALA AINALANI ESTATES	KAUKONAHUA RD WAHIAWA HI 96791	165001030	19	B REPT	9/15/2017
7600	KEAUHOU PLACE	555 SOUTH ST HONOLULU HI 96813	121030001	428	B AMEND 1	9/6/2017
5355	LEI MALA ESTATES	LOT 7 KALAHEO HMSTDS KALAHEO HI	423009099	2	SUPPL	9/25/2017
8063	LEI PAUKU AT HOAKALEI, INCR 7	91-2220 KAIWAWALO ST EWA BEACH HI 96706	191134063	6	B REPT	9/27/2017
8028	PILI MAI AT PO 'IPU (PHASE 7)	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	11	B REPT	9/5/2017
8041	PU'UWAI PLACE - PHASE II	PAIWA ST WAIPAHU HI 96797	194096149	15	B REPT	9/5/2017
8022	PU'UWAINUI	2060,2064,2066,2066A-E PUU PL WAHIAWA HI 96786	175014081	8	B REPT	9/6/2017
8007	SEABRIDGE BY GENTRY II	91-1160 KAMAKANA ST EWA BEACH HI 96706	191069023	56	B AMEND	9/7/2017

0	<b>Preliminary Reports</b>
0	<b>Contingent Final Reports</b>
0	<b>Final Reports</b>
2	<b>Supplementary Reports</b>
10	<b>B Reports</b>
2	<b>B Amendment Reports</b>
14	<b>TOTAL REPORTS</b>

### **Consultants**

The Condominium Consultant's forum was held on October 2, 2017. All but one consultant was able to attend the forum. A written report is forthcoming.

Program of Work: **Hawaii Condominium Bulletin**

The September issue of the Hawaii Condominium Bulletin has been posted on the Commission's website at [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec).

### **Rulemaking, Chapter 119**

Deadline for Commissioners written comments to the proposed draft of Chapter 119 has been extended. Commissioner Arakaki requested that the proposed draft be recirculated to the Blue Ribbon Panel for comments. Comments from Commissioners and the Blue Ribbon members due to staff by November 13.

### **Consumer Education**

Specialist Richelieu was an invited guest to the September 28, 2017 filming of "Condominium Mediation" with ThinkTech Global's Condo Insider.

### **Condominium Specialist Office for the Day**

Those wishing to meet with the Senior Condominium Specialist to discuss condominium related issues may do so following the adjournment of the Condominium Review Committee meeting.

Condominium Organizations Forum: No comments, recommendations, or concerns were received.

Next Meeting: November 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 10:02 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

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Carole R. Richelieu  
Senior Condominium Specialist

October 16, 2017

\_\_\_\_\_  
Date

Minutes approved as is.  
 Minutes approved with changes; see minutes of \_\_\_\_\_