



Aloha Condominium Owners and Other Interested Individuals,

The Real Estate 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 the FREE Condorama seminar, and the consequences of failing to register your condominium association.

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

#### **March 2018 Hawaii Condominium Bulletin**

The March Hawaii Condominium Bulletin has recently been posted. The March bulletin discusses basic condominium governance, current proposed bills in the 2018 legislative session that have crossed chambers, a reminder about the Chapter 514A, HRS, repeal, and guest writer Melanie K. Oyama, Esq. on priority of payments. A link to the March 2018 Condominium Bulletin in PDF can be reached [here](#).

#### **CONDORAMA! April 2018 - Educational Event**

CAI Hawaii and the Real Estate Branch are hosting a **FREE** educational event, “**Condorama**,” at the Hawaii State Capitol Auditorium on Saturday, **April 7**, from 9:00 AM to 11:00 AM. The auditorium, located in the Chamber basement level, will be accessible by the Capitol elevators and by the Miller Street entrance. See attached flyer. Video of Condorama will be posted on the Real Estate Branch’s [YouTube channel](#).

#### **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 has an upcoming educational event, “Avoiding, Prosecuting, & Defending Lawsuits” on **Thursday, May 17**, from 12:00 PM to 1:30 PM at the Japanese Chamber of Commerce. Visit the CAI’s website and contact them about how you can register [here](#). Please be aware that CAI Hawaii may change the contents of their educational events.

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

HCCA is a nonprofit that since October 1975 has provided educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations. 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 an upcoming educational event, "Law Update 2018" on **May 24**, from 11:30 AM to 1:30 PM at the Hale Koa Hotel. Visit the HCCA's seminar website [here](#). Please be aware that the HCCA may change the contents of their educational events.

### Is Your Condominium Association Registered?

Condominium owners and board members should be aware that each project or association having more than five units is required to register with the Real Estate Commission by completing the Commission's registration application and paying mandatory fees, pursuant to §514B-103(a)(b), HRS. The Commission may also require additional information. Registration must be renewed every two years and include information on fidelity bond coverage, names and positions of association officers, and the name of the association managing agent, as well as the address for the designated contact officer.

Associations that fail to register are subject to §514B-72(c), HRS, which states, "Failure to pay the required fee by the due date shall result in a penalty assessment of ten per cent of the amount due and the association **shall not have standing to bring any action to collect or to foreclose any lien for common expenses or other assessments in any court of this State** until the amount due, including any penalty, is paid." §514B-103(b), HRS, also states, "any association that fails to register as required by this section or whose registration is rejected or terminated **shall not have standing to maintain any action or proceeding in the courts of this State until it registers.**" [Emphasis added]

In the past, an owner was successful in having the courts dismiss an association action as the association was unregistered. Ultimately, the association registered and proceeded, but both owners and board members of an unregistered association should be aware of this condition precedent to bring, maintain, or proceed in a court action. An unregistered association, however, still may defend itself in court.

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.



Real Estate Commission &  
CAI Hawaii

PRESENT:

# CONDORAMA

A **Free** Education Program for Condominium Owners

**Topics Include:** Rights & Duties of Directors and Owners, Reserves - What the Law Requires and Why it is Important; Do's and Don'ts of Effective Meetings; and How to Reduce Risks - The ABCs of Condominium Insurance



**Saturday, April 7, 2018**  
**On Site Registration: 8:30 a.m.**  
**Program: 9:00 a.m. to 11:00 a.m.**  
**State Capitol Auditorium - Chamber (C) Level**  
**via the Miller Street entrance**  
**and Capitol first floor elevators**

The State Capitol Auditorium on Saturday, April 7, 2018, will be accessible by elevator. **Limited free** parking in the Capitol parking lot is available via the 1390 Miller Street entrance near the Department of Health.

Register online at [www.caihawaii.org](http://www.caihawaii.org) or by phone at (808) 488-1133

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. The Real Estate Commission may be reached at (808) 586-2644, 7:45 AM to 4:30 PM.

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by phone at (808) 488-1133

**Registration Not Required to Attend**

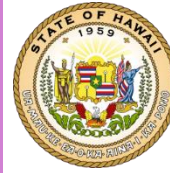
*For more information:*

*Phone: (808) 586-2644*

This **free** educational program is being conducted  
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## Panel of Speakers

**Carol Rosenberg** is a Partner in the firm of Motooka & Rosenberg. She began her career as a civil litigator, but now focuses almost exclusively on representing condominium and community associations. Carol's practice involves helping association clients with all issues related to their operations, including general counsel, collections, and litigation for covenant enforcement and disputes with owners and vendors. She is a member of the Board of Directors of the Community Association Institute – Hawaii Chapter, currently serving as President and Co-Chair of the Programs Committee. Carol received the Hoku Award from the CAI Hawaii Chapter in 2016 in recognition of her outstanding leadership skills and interest in being a future leader with CAI Hawaii. She can be reached at (808) 532-7244; email carol@myhawaiiilaw.com.

**Jonathan Billings** is the Vice President of Operations of Touchstone Properties, Ltd. He became a member of the National Association of Parliamentarians in 2010, was awarded "Property Manager of the Year" in 2011 by the Resident Manager Association, and received the Hoku Award from CAI in 2014. Jonathan holds a Reserve Specialist designation and his PCAM® designation through CAI. Jonathan has been a frequent speaker at CAI seminars and currently serves on CAI Hawaii's Board of Directors. He has a Bachelor's of Science degree in Urban, Rural, & Environmental Planning and is fluent in Portuguese and conversational Spanish. Jonathan can be contacted by phone at (808) 561-1429 or via email at jonathan@touchstoneproperties-hawaii.com.

**Rachel Glanstein, PRP** is the youngest Professional Registered Parliamentarian in the State of Hawaii. She has been a member of the National Association of Parliamentarians since 1999. She has served as either a parliamentarian or a professional presiding officer at over 300 meetings since 2004. Rachel's parliamentary specialty is in the area of condominium and community associations. She has consulted with various law firms, providing them with parliamentary

terminology to protect their client's procedural rights as well as to ensure that meetings are conducted fairly.

**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 750 community associations throughout Hawaii. Ms. Savio has served as President of the Hawaii Independent Insurance Agents Association (HIIA), is a past President and past Treasurer of Community Associations Institute (CAI) Hawaii, and is currently President-Elect on CAI Hawaii's Board of Directors. She was awarded the Gourley Award for distinguished service to CAI Hawaii. She currently serves on the boards of three condominium associations. You may reach her at (808) 526-9271 or by e-mail at sue@insuringhawaii.com.

## Topics

Rights & Duties of Directors & Owners	Carol Rosenberg
Reserves – What the Law Requires & Why it is Important	Jonathan Billings
Do's and Don'ts of Effective Meetings	Rachel Glanstein
How to Reduce Risks – the ABCs of Condominium Insurance	Sue Savio

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