

**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: March 14, 2018

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  
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: Beth Holiday, Hawaii Business Training

Absent: Rowena Cobb, Broker / Kauai Commissioner  
Nikki Senter, Public / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:22 a.m., at which time quorum was established.

Chair's Report: No report was presented.

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.

Commissioners Cobb and Senter were excused from the meeting. Prior notification of their 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 February 14, 2018 Condominium Review Committee meeting as circulated.

Condominium  
 Governance and  
 Management:

**AOUO Registrations**

Specialist Stone reported that as of February 28, 2018, 1,513 AOUOs have successfully registered.

**Case Law Review Program**

The following were distributed for informational purposes: Trustees of the Cambridge Point Condominium Trust v. Cambridge Point, LLC, & others, Massachusetts (January 19, 2018); Kazuko K. Artus v. Gramercy Towers Condominium Association, California (January 24, 2018; and Dezzani et al v. Kern & Associates et al, Nevada (March 1, 2018).

Condominium  
 Project  
 Registration:

**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of February 2018, was distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT	DATE
8072	85-821 AND 85-821A LIHUE STREET	85-821 & 85-821A LIHUE ST WAIANAHI HI 96792	185012028	2	B REPT	2/1/2018
8089	ALIOLANI CONDOMINIUM	296 ALIOLANI ST PUKALANI HI 96768	223047053	2	B AMEND	2/7/2018
7274	COMMODORE WAIKIKI	1868 & 1880 KAHAKAI DR HONOLULU HI 96814	123036016	56	B AMEND 3	2/21/2018
7948	HALOA AT HO'OPILI	KEAHUMOA PKWY & MAUNAKAPU KAPOLEI HI 96707	191017072	140	B AMEND	2/28/2018
8097	HAWAIIAN VIEWS	1384 & 1384A AUPUPU ST KAILUA HI 96734	142030089	2	B REPT	2/1/2018
8112	HEKILI COTTAGES	4916 HEKILI RD KAPAA HI 96746	446017012	2	B REPT	2/7/2018
8075	KAEO	MAKENA-ALANUI RD WAILEA-MAKENA HI 96753	221008080	25	B REPT	2/15/2018
8102	KALUANUI HUI CONDOMINIUM	LOT 6 KALUANUI RIDGE MAKAWAO HI 96768	225004091	2	B REPT	2/20/2018
7328	KEANU KAI	44-295 KANEHOE BAY DR KANEHOE HI 96744	144007011	4	B AMEND 2	2/1/2018
7272	MARY SAVIO MEDICAL PLAZA AT NEWTOWN	98-1247 KAAHUMANU ST AIEA HI 96701	198008026	62	B AMEND	2/26/2018
8111	MAUKA TO MAKAI CONDOMINIUM	803 KUKIA PLACE KULA HI 96790	223014087	2	B REPT	2/23/2018
8117	MEYER HALE	84-788 LAHAINA ST WAIANAHI HI 96792	184024077	2	B REPT	2/13/2018
8087	MORITA ESTATES	4941 & 4941-A PELEHU RD KAPAA HI 96746	446015071	2	B REPT	2/21/2018
8107	SEABRIDGE BY GENTRY III	91-1159 KAMAKANA ST EWA BEACH HI 96706	191069023	67	B REPT	2/23/2018

7667	THE TOWNHOMES AT THE COLLECTION	600 ALA MOANA BLVD HONOLULU HI 96813	121055043	14	B AMEND	2/16/2018
0	<b>Preliminary Reports</b>					
0	<b>Contingent Final Reports</b>					
0	<b>Final Reports</b>					
0	<b>Supplementary Reports</b>					
9	<b>B Reports</b>					
6	<b>B Amendment Reports</b>					
15	<b>TOTAL REPORTS</b>					

Program of Work:       **Condominium Laws and Education**

It was reported that on February 15, 2018, staff filmed a segment on the repeal of Chapter 514A with the Condo Insider and was also available at a February 22, 2018 Hawaii Council of Community Associations seminar to answer questions regarding the repeal of Chapter 514A. Staff will be providing an educational mailing to the members of the HSBA Real Property Section once the labels are received. Specialist Choy is working on identifying those associations with five or less units, as those may be most affected by the repeal. Staff is still waiting to hear from the Director's Office on their educational outreach via the media.

Commissioner Klein suggested staff contact the Star Advertiser or other media outlets to seek public notification via a public interest article on the transition to Chapter 514B as the older population still relies heavily on the newspaper.

Specialist Richelieu responded that the Director's Office has requested that they handle the media outreach.

Upon a motion by Commissioner Klein, seconded by Commissioner Wada, it was voted on and unanimously carried to request a publicity timeline from the Director's office for the public awareness outreach of the repeal of Chapter 514A.

**Education, and Referral** – Staff participated at the Hawaii Buildings, Facilities & Property Management Expo, March 7-8, 2018, providing educational information. Staff made approximately 255 contacts and added approximately 30 contacts to its email subscription list. Staff will also participate at DCCA's Financial Literacy Fair on April 4, 2018.

Staff has been receiving numerous calls in response to the Commission's postcards which managing agents have been distributing to their associations. Staff will monitor to see if there has also been an increase in the hits to its website.

**Rulemaking, Chapter 119**

Subchapters 1 through 3 have been completed. Subchapters 4 through 8 are being worked on. Staff attended a training session at the Governor's office relating to the Hawaii Administrative Rules process and the electronic system.

**Consumer Education** – The Real Estate Commission in conjunction with the Community Associations Institute Hawaii Chapter will be offering a free condominium educational program for condominium owners. The Condorama

will be held on Saturday, April 7, 2018, from 9 to 11:00 am at the Hawaii State Capitol Auditorium, Chamber Level.

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

Next Meeting: April 11, 2018  
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 9:47 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

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Carole R. Richelieu  
Senior Condominium Specialist

March 15, 2018

\_\_\_\_\_  
Date

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