

**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: Friday, May 25, 2018

Time: 9:00 a.m.

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

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

Neil Fujitani, Supervising Executive Officer  
Miles Ino, Executive Officer  
Diane Choy Fujimura, Senior Real Estate Specialist  
Amy Endo, Real Estate Specialist  
David Grupen, Real Estate Specialist  
Carole Richelieu, Senior Condominium Specialist  
Dathan Choy, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Kristen Kekoa-Nakasone, Recording Secretary

Others: Jeff La France  
Lynn Schemmel  
D. Scott MacKinnon, Esq.  
Jan Yokota  
Brian Riggs  
Russell Kyono  
Lei Fukumura, Esq.

Absent: Michael Pang, Broker/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:01 a.m., at which time quorum was established.

Chair's Report: 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 Pang was excused from the meeting. Prior notification of his non-attendance was received.

Executive Officer's Report: The Commission shall afford all interested persons an opportunity to submit data, views, or arguments, in writing, on any agenda item and shall provide all interested parties an opportunity to present oral testimony on an agenda item subject to the conditions set forth in Section 16-99-83, HAR. The Commission may remove any person or persons, who willfully disrupt a meeting to prevent and compromise the conduct of the meeting in accordance with Section 92-3, HRS.

#### **Additional Distribution**

The following material was distributed prior to the start of the meeting:

6. Licensing – Applications
  - d. Lynn Elaine Schemmel and The RMR Group LLC

#### **Minutes of Previous Meeting**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Klein, it was voted on and unanimously carried to accept the minutes of the April 27, 2018 meeting.

Licensing – Ratification: Upon a motion by Commissioner Lee, seconded by Commissioner Ginoza, it was voted on and unanimously carried to ratify the attached list.

Chair Senter announced she would be taking agenda items out of order for efficiency purposes.

Licensing – Applications: The EO informed the Commissioners that the information provided to the Commissioners is related only to the issue that is before the Commission for consideration. The other materials submitted are available for the Commissioners review should they desire to review it. If the applicants have an issue, which is personal in nature, they have the right to request that their application be considered in executive session.

Licensing – Applications: **Lynn Elaine Schemmel and The RMR Group LLC**

Commissioner Klein recused herself from discussion and voting and left the room.

Ms. Schemmel was present and was asked if she wished to have her applications for real estate broker and limited liability company considered in executive session. She declined the offer.

Applicant was present with counsel, Scott MacKinnon. Mr. MacKinnon explained the New Mexico Real Estate Commission (NMREC) complaint in May 2014 was handled by Mr. Paul M. Fish, Esq. and subsequently, RMR was fined, issued a letter of reprimand and needed to complete four (4) hours of continuing education courses. As noted in the May 24, 2016, letter from Wayne Ciddio of the NMREC, RMR accepted and completed the terms of this agreement. Mr. MacKinnon added that according to Mr. Ciddio's letter, this matter has been closed and no formal action was taken against RMR, Lynn Schemmel, or anyone named in the complaint.

Mr. MacKinnon stated although Lynn Schemmel was not a full time Hawaii resident, she would have constant contact via telepresence. He added Ms. Schemmel will maintain physical presence as necessary, and will abide by HRS 16-99-33(o) if Ms. Schemmel is unable to be physically available. Mr. MacKinnon

stated Ms. Schemmel and RMR are aware of Hawaii laws and rules and will comply. He added, if they are not able to comply, they will suspend all activities. They are aware any property management activity requires a broker and don't want to inadvertently do something wrong.

Chair Senter inquired if RMR utilized client trust accounts for rents received. Applicant answered they did not and monies collected went to a lockbox at their corporate office. Chair Senter asked if any attempt was made to get an updated letter from NMREC showing the complaint was dismissed specifically for Ms. Schemmel. Mr. MacKinnon answered the case was closed and that Mr. Fish was a licensed attorney in New Mexico and that is why he was retained to handle that matter.

Commissioner Cobb asked how applicant would handle business from another state. Ms. Schemmel answered she would have daily conversations, weekly virtual meetings, and would be physically in Hawaii once a month. Applicant stated her office is very transparent and their business model is different and not conventional. She added RMR operates 3 publicly-traded real estate investment trusts (REIT) and RMR owns 51% of REITs.

Supervising Executive Officer Fujitani inquired where the money deposited in the lockbox went. Applicant responded monies from lockbox were deposited into First Hawaiian Bank and then to PNC in Boston. Senior Real Estate Specialist Fujimura asked who in RMR signs and enters leases. Applicant answered the REIT entity signs leases.

Commissioner Arakaki inquired about the need for client trust accounts and how a REIT differed from a brokerage. Applicant answered RMR only engaged in asset management and added they do not intend to solicit property management or sales from third parties. Their business model is solely contained in the oversight of the 3 REITs and they contract out to licensed brokers for marketing. Mr. MacKinnon added RMR provided asset management services and they do not engage in buying and selling, however, the potential does exist to perhaps change their business model in the future to include property management. Chair Senter commented she understood the model but it was not an exception to Hawaii laws and rules.

Senior Specialist Fujimura asked who would be the BIC in the extended absence of Ms. Schemmel. Applicant responded she would ask Michelle Harris and another employee who recently passed the broker's examination.

Commissioner Arakaki moved to take the matter under advisement. Commissioner Faulkner seconded the motion. The motion was voted on and carried.

Commissioner Klein returned to meeting.

### **Jeff Ray LaFrance**

Mr. LaFrance was present and was asked if he wished to have his preliminary application for real estate broker considered in executive session. He declined the offer.

Applicant informed the Commission he acquired his real estate license in California in 1997 and was now currently in good standing. He added he was a red cross instructor, had his own non-profit organization, and was very active in the community.

Commissioner Arakaki asked if Mr. LaFrance had any outstanding liens or judgments. Applicant responded he did not and all liens and judgments have been satisfied.

Commissioner Lee asked what type of real estate brokerage Mr. LaFrance operated in California. Applicant answered he was a sole proprietor, full-service brokerage but now works with older clients. He noted the rules in California are different and he did not have to physically be present as required by Hawaii. Commissioner Lee inquired about Mr. LaFrance's current employment. Applicant responded he was the facilities manager at Sea Life Park where he takes care of every part of the park including plumbing, pump systems, animals, etc.

Commissioner Arakaki moved to take the matter under advisement. Commissioner Faulkner seconded the motion. The motion was voted on and carried.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 9:50 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate License of Evan Cole Clarke: REC 2016-214-L**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Lee, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Jodi Kuraoka also known as Charity J. Kuraoka: REC 2018-6-L**

Upon a motion by Commissioner Cobb, seconded by Commissioner Klein, it was voted on and unanimously carried to accept the settlement agreement.

Following the Commission's review, deliberation, and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening its scheduled meeting at 9:55 a.m.

Executive Session:

Upon a motion by Commissioner Cobb, seconded by Commissioner Ginoza, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;" and pursuant to section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Klein, seconded by Commissioner Arakaki, it was voted on and unanimously carried to move out of executive session.

Licensing –  
Applications:

**Don-el Lisa Hentrich**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of Don-el Lisa Hentrich. Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried.

**Ryan Gonsalves**

After review of the information presented by the applicant, Commissioner Faulkner moved to approve the real estate salesperson's license of Ryan Gonsalves. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

**John Edward Sukup III**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of John Edward Sukup III. Commissioner Wada seconded the motion. The motion was voted on and unanimously carried.

**Lynn Elaine Schemmel and The RMR Group LLC**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the broker's licenses of Lynn Elaine Schemmel and The RMR Group LLC. Commissioner Lee seconded the motion. Commissioner Klein abstained from the vote. The motion was voted on and carried.

**Jeff Ray LaFrance**

After review of the information presented by the applicant, Commissioner Ginoza moved to most likely approve the broker's license of Jeff Ray LaFrance. Commissioner Faulkner seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, June 29, 2018  
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 10:26 a.m.

Reviewed and approved by:

/s/ Miles I. Ino

\_\_\_\_\_  
Miles I. Ino  
Executive Officer

June 7, 2018

\_\_\_\_\_  
Date

[  ] Approved as circulated.  
[  ] Approved with corrections; see minutes of \_\_\_\_\_ meeting.

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON May 25, 2018

<u>Brokers – Individual</u>	<u>Effective Date</u>
Lishan Z. Chong	04/13/2018
Frank G. Apostol	04/16/2018
aka Frank Apostol	
Ronald T. Fujimoto	04/16/2018
Daniel J. J. Schroeder	04/17/2018
aka Dan Schroeder	
Terry G. Gross, Jr.	04/18/2018
aka Terry Gross	
John R. Filighera	04/27/2018
aka John Filighera	
John A. Davis	04/27/2018
Christopher W. Speicher	04/30/2018
aka Chris Speicher	
Peggy L. Speicher	04/30/2018
aka Peggy Lyn Speicher	
Kathleen Moquin	05/01/2018
aka Katie Moquin	
Christopher M. Lovvorn	05/01/2018
Evelyn K. Roberts	05/03/2018
aka Evelyn Roberts	
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Terry J. Boller	04/16/2018
Nana Takahashi Saines	04/16/2018
Benjamin J. Puccetti	04/16/2018
aka Ben Puccetti	
Cassandra Y. Binns	04/16/2018
Kahealani P. P. Lewis	04/16/2018
aka Kahea Lewis	
Jeremy J. Chiasson	04/17/2018
aka Jay Chiasson	
Joshua N. Golden	04/17/2018
aka Josh Golden	
Audrey M. Alessi	04/17/2018
aka Audrey Alessi	
Keely D. Dupee	04/17/2018
aka Keely Dael Dupee	
Mary P. Benson	04/18/2018
aka Mary Patricia Benson	
Lindsay M. Osborne	04/18/2018
aka Lindsay Marissa Osborne	
Marlena L. Cain	04/18/2018
aka Marlena Cain	
Piper M. Pearson	04/18/2018
Nicole K. Bleidistel	04/18/2018
aka Nicole Bleidistel	
Jacob F. Grant	04/18/2018
aka Jacob Grant	
Patricia S. Tence	04/18/2018
Michael J. Scherr	04/19/2018
Jessica K. Sasaki	04/19/2018
aka Jessica Sasaki	

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Hyesun L. Hong aka Hyesun Lee Hong	04/19/2018
Christopher M. Smith aka Matthew Smith	04/19/2018
Casey L. Hanoa aka Casey Hanoa	04/19/2018
Rie Hyakutake	04/20/2018
Sherry L. Nickels	04/20/2018
Nkosi A. Leary	04/20/2018
Courtney J. Craft aka Courtney Craft	04/20/2018
Brandon C. Digiovanni aka Brandon Digiovanni	04/20/2018
Aleli C. Vinoya	04/20/2018
Lauren K. Smithers aka Lauren Smithers	04/20/2018
Margarete R. Da Silveira	04/20/2018
Autumn K. Spence aka Autumn Kendra Spence	04/23/2018 04/23/2018
Andrew I. Pendleton	04/23/2018
Michelle Crompton	04/23/2018
Leslie D. Richardson aka Leslie Richardson	04/23/2018
Linda S. Lazo	04/23/2018
Iryna Boboshko aka Iry Boboshko	04/23/2018
Victor J. Elliott	04/23/2018
Holly N. Kositchek aka Holly Kositchek	04/23/2018
Irma Grazia A. Tangonan aka I. G. Tangonan	04/23/2018
Desislava M. Stancheva aka Desi Stancheva	04/23/2018
Jia Qing Wang	04/24/2018
Deborah A. Schulz-Peterson aka Debbie Schulz-Peterson	04/24/2018
Chad D. Snater aka Chad Snater	04/24/2018
Marina K. Hartman aka Marina Hartman	04/24/2018
Soon Jung aka Shelly Jung	04/24/2018
Nancy K. Beebe aka Nancy Beebe	04/25/2018
Ladislava Andorova	04/25/2018
Alexandria D. M. Ayers aka Lexie Ayers	04/25/2018
Magen I. Moran aka Magen Moran	04/25/2018
Laura A. Flem aka Laura Flem	04/25/2018
Emery J. Daigle aka Emery Daigle	04/25/2018
Peter H. Angeleo	04/25/2018
Mona C. Maehara aka Mona Maehara	04/25/2018
Mara M. Gaertner aka Mara Gaertner	04/25/2018

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Masako Segawa aka Kei Segawa	04/26/2018
Jensen T. Wakayama aka Jensen Wakayama	04/26/2018
Jeffrey Y. Yamaguchi aka Jeff Yamaguchi	04/26/2018
Joshua V. Moody aka Josh Moody	04/26/2018
Kristin A. Fellhauer aka Kristin Fellhauer	04/26/2018
Tiare K. Kabazawa aka Tiare Kabazawa	04/26/2018
Junichiro Suzuki	04/26/2018
Nathan J. Arias aka Nathan Jonathan Arias	04/26/2018
Jamin Michael Smith	04/27/2018
Kalista S. K. Guerro aka Kalista Guerro	04/30/2018
Gerrit C. Peterson aka Gerrit Peterson	04/30/2018
Toshimi McChrystal	04/30/2018
Lorena C. Belfort aka Lorena Belfort	04/30/2018
Dae-Woo Chun	04/30/2018
Mykhaylo M. Syrgiy aka Mike Syrgiy	04/30/2018
Marcus K. White aka Marcus White	04/30/2018
Devonnee A. Kira aka Devonnee Kira	05/01/2018
Kassi J. Hays aka Kassi Hays	05/01/2018
Claudine G. M. Yim aka Claudine Yim	05/02/2018
Laurie A. Baker aka Laurie Baker	05/02/2018
Michelle A. Jimenez	05/02/2018
Stuart Christopher Shimoda aka Stuart Shimoda	05/03/2018
Linnea Barone	05/03/2018
Jill A. Furneisen	05/03/2018
Jessica C. McCullum aka Jessica McCullum	05/03/2018
April L. La Very aka April La Very	05/03/2018
Deann J. Uyematsu aka Deann Uyematsu	05/03/2018
Kyle L. Whitford aka Kyle Whitford	05/03/2018
Hannah K. Kress aka Hannah Kress	05/03/2018
Shelbie L. Kite aka Shelbie Kite	05/04/2018
Matt P. Davis aka Matthew Davis	05/04/2018
Shelby J. K. Yeaman aka Shelby K. Yeaman	05/04/2018



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Chad Y. Morita aka Chad Morita	05/04/2018
Lisa M. Breen	05/07/2018
Sachiko J. Fukumoto aka Sachiko Fukumoto	05/07/2018
Killeen L. Sueda aka Kae Sueda	05/07/2018
Amy P. McKenzie	05/08/2018
Jordan K. Naihe aka Jordan Naihe	05/09/2018
Darius A. Monsef	05/09/2018
Zorah G. Meyer	05/09/2018
Lance R. Ribucan aka Lance Ribucan	05/09/2018
Joseph B. Glenn aka Burton Glenn	05/09/2018
Danielle C. Burns aka Danielle Cherie Burns	05/09/2018
Leslie G. Y. Wong aka Leslie Wong	05/09/2018
Serinee Sasitanon aka Tiffany Sasitanon	05/09/2018
Frederick G. Lachance IV aka Fred Lachance	05/09/2018
Joel A. Quindoy aka Quinn Quindoy	05/10/2018
Eleuterio C. Arnobit, Jr. aka Eleuterio Arnobit	05/10/2018
Laurel A. Haserot	05/10/2018
Lanette J. Harley aka Lanette Harley	05/10/2018
Rubinson J. Intong, Jr.	05/10/2018
Lili A. Shan aka Lily Shan	05/10/2018
Kalena A. Delima aka Kalena Delima	05/11/2018

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Garcia Realty Corp Lorielynn T. T. Garcia, PB	04/06/2018
Winy's Partner Ltd. dba House Do Hawaii Theresa Q. Aki, PB	05/01/2018

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Hawaiian Time Realty, LLC Desiree Davidson, PB	04/12/2018
Niu Associates, LLC Serge M. Krivatsy, PB	04/20/2018
Hospitality Western Enterprises, LLC Kenneth Otokawa, PB	04/23/2018
DW Realty, LLC dba DW Realty Tiare Dutcher, PB	04/24/2018
Novation Realty, LLC Terry Gross, PB	04/30/2018
Hawaii Life Mauna Kea, LLC dba Mauna Kea Realty Robert P. Chancer, PB	05/03/2018

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Lovely Maui Homes, LLC  
Ronald S. Stebbins II, PB

05/04/2018

Brokers – Sole Proprietor

June C. Okabe  
Saul P. Lerner  
aka Saul Philip Lerner  
Joseph M. Przygodzinski

Effective Date

04/06/2018

04/23/2018

04/23/2018

Branch Office

Equity Hawaii Real Estate, LLC  
Steven D. Larson, PB

Effective Date

04/23/2018

License Name Change (Individual)

Saul Philip Lerner  
aka SP Lerner  
fka Saul Philip Lerner

Effective Date

04/23/2018

Educational Equivalency Certificate

Wesley Harris Christensen  
Courtney Nicole Greenberg  
Christopher J. Minniti  
Domarina Eyvazzadeh  
Jill A. Aldineh  
Paula Marie Woodley  
Lynsey Corinne Russell  
Angela Callaway-Schaller  
Charles Alva Jones III  
Stacey Mercer  
Carmen Moses-Thomas  
Matthew Kenneth Stuber  
Janette Barnett  
Jennifer Bastian Schettewi  
Barbara Anne Webb  
Keith Ernest Marlow  
Eliza M. Edralin  
Lisa Marie Feltmann  
Debbie Ann Ojeda  
George Bandak  
Go Robert Kobayashi  
Connor Girard Jetton  
James Castleton Faulkner  
Susan Kee-Young Park  
Andre Phillip Bisquera  
Joseph B. Johnson  
Jennifer Lynn Wang  
Eliza Gray Phillips  
Stephanie Nicole Riley  
Jean-Louis Gazabat  
Yung Richards  
Carole Berghuis  
Dennis Minh Do  
Hans Carl Petersen  
Shawn Michael Polston

Expiration Date

04/17/2020

04/17/2020

04/17/2020

04/17/2020

04/18/2020

04/18/2020

04/18/2020

04/18/2020

04/18/2020

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04/25/2020

04/25/2020

04/27/2020

04/28/2020

04/30/2020

04/30/2020

05/01/2020

05/03/2020

05/08/2020

05/09/2020

05/09/2020

05/09/2020

05/09/2020

05/14/2020

Educational Equivalency Certificate

Wesley Harris Christensen  
Courtney Nicole Greenberg

Expiration Date

04/17/2020

04/17/2020

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Christopher J. Minniti	04/17/2020
Domarina Eyvazzadeh	04/17/2020
Jill A. Aldineh	04/18/2020
Paula Marie Woodley	04/18/2020
Lynsey Corinne Russell	04/18/2020
Stacey Mercer	04/18/2020
Carmen Moses-Thomas	04/19/2020
Janette Barnett	04/19/2020
Barbara Anne Webb	04/23/2020
Keith Ernest Marlow	04/23/2020
Eliza M. Edralin	04/23/2020
Lisa Marie Feltmann	04/23/2020
Debbie Ann Ojeda	04/24/2020
George Bandak	04/24/2020
Connor Girard Jetton	04/25/2020
James Castleton Faulkner	04/27/2020
Joseph B. Johnson	04/30/2020
Alice Jean Tenore	04/30/2020
Jennifer Lynn Wang	05/01/2020
Jean-Louis Gazabat	05/09/2020
Carole Berghuis	05/09/2020
Shawn Michael Polston	05/14/2020

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Robert S. Hoashi	04/17/2020
Christopher J. Minniti	04/17/2020
Domarina Eyvazzadeh	04/17/2020
Lynsey Corinne Russell	04/18/2020
Douglas Eugene Crum	04/18/2020
Frank Rodriguez	04/19/2020
Julian Kim	04/19/2020
Frank Rodriguez	04/19/2020
Keith Ernest Marlow	04/23/2020
Phillip Forrest Freed	04/23/2020
Darouny Hu	04/23/2020
George Bandak	04/24/2020
Chien-Kuo Liu	04/25/2020
Sanoe Iwalani Elf	04/25/2020
Marc Higuchi	04/27/2020
James Castleton Faulkner	04/27/2020
Ann Marie Williams	04/30/2020
Lisa Hisako Takayama Eveleth	04/30/2020
Kassandra A. Shriver	04/30/2020
Gilberto Wolmers Fernandez	04/30/2020
Searle Kanakaole Chong	04/30/2020
Garth Yamanaka	04/30/2020
Wendee K. Aono	05/04/2020
Yukiko Yang	05/04/2020
Rachel-Joy C. Nisperos	05/07/2020
Jean-Louis Gazabat	05/09/2020
Carole Berghuis	05/09/2020

Restoration – Real Estate Salesperson

	<u>Effective Date</u>
Audrey E. Keesing	04/02/2018
Marty Philip Sanders	04/03/2018
Grace M. Bunao	04/10/2018
Sayaka Abe Ramirez	04/11/2018
	04/04/2018