

CONDOMINIUM REVIEW COMMITTEE
REAL ESTATE COMMISSION
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
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: November 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
John Love, Vice Chair, Public / Honolulu Commissioner
Bruce Faulkner, 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
Russell Kyono, Broker / Kauai Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Carole Richelieu, Senior Condominium Specialist
Benedyne Stone, Condominium Specialist
Dathan Choy, Condominium Specialist
Lorie Sides, Condominium Education 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: None

Call to Order: The Chair called the meeting to order at 9:17 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.

Condominium
 Specialist's
 Report:

Minutes

Upon a motion by Commissioner Wada, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the October 10, 2018 Condominium Review Committee meeting as circulated.

Condominium
 Governance and
 Management:

AOUO Registrations

Specialist Stone reported that as of October 31, 2018, 1,582 AOUOs have successfully registered.

Condominium Seminars and Symposium – CAI Hawaii Fiscal Year Seminars

The Commission acknowledged receipt of CAI Hawaii's October 14, 2018 request for approval of condominium education trust fund subsidized seminars for the remainder of fiscal year 2019.

Upon a motion by Commissioner Wada, seconded by Commissioner Faulkner, it was voted on and unanimously carried to approve, subject to the terms and conditions of the fiscal year 2019 contract between CAI Hawaii and the State (Real Estate Commission), the following proposed seminars for CETF subsidies: February 7, 2019 – Hawaii Supreme Court & Intermediate Court of Appeals Decisions that Impact Homeowner Associations (Oahu); March 7, 2019 – Going Green to Save Green (Oahu); June 20, 2019 – Hot Buttons in Insurance (Oahu); TBD – Hot Buttons in Insurance (Maui & Kona).

Condominium Seminars and Symposium – CAI Hawaii Seminar Evaluation

Staff's evaluation of the October 18, 2018 seminar "Do's and Don'ts of Contracting, Bidding & Financing Major and Minor Projects" was distributed for informational purposes.

Case Law Review Program

The following were distributed for informational purposes: Vorchheimer v. The Philadelphian Owners Association et al., Third Circuit, Sept. 5, 2018; De Reyes, et al v. Waples Mobile Home Park Limited Partnership, et al., Fourth Circuit, September 12, 2018; Wetzel v. Glen St. Andrew Living Community, LLC, et al., Seventh Circuit, August 27, 2018; and Boucher v. 111 East Chestnut Condominium Association, et al., Illinois, June 14, 2018.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

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

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNITS	REPORT	DATE
7431	1118 ALA MOANA	1118 ALA MOANA BLVD HONOLULU HI 96814	123001001	172	B AMD 6	10/29/2018
8230	1130 AND 1130A 8TH AVENUE	1130 & 1130A 8TH AVE HONOLULU HI 96816	132044033	2	B REPT	10/10/2018
8235	1601 HALIIMAILE CONDOMINIUM	1601 HALIIMAILE AVE MAKAWAO HI 96768	225003050	2	B REPT	10/17/2018
8043	172 IKEA PLACE CONDOMINIUM	172 IKEA PL PUKALANI HI 96708	223028028	3	B REPT	10/30/2018
8212	21 MEHA PLACE CONDOMINIUM	21 & 23 MEHA PL PAIA HI 96779	226013007	2	B REPT	10/29/2018
8215	2330 BALDWIN CONDOMINIUM	2330 BALDWIN AVE MAKAWAO HI 96768	225003039	2	B REPT	10/17/2018

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8176	2619 PUUOMALEI ROAD CONDOMINIUM	2619 PUUOMALEI RD HAIKU HI 96708	227002088	2	B REPT	10/5/2018
1938	364A & 364B KAHA STREET	364A & 364B KAHA ST KAILUA HI 96734	143078018	2	SUPPL	10/23/2018
8083	3682 HILO PLACE	3682 & 3682A HILO PL HONOLULU HI 96816	133030043	2	B AMD	10/3/2018
2598	45-665/45-665A UHILEHUA PLACE	45-665/45-665A UHILEHUA PL KANEHOE HI 96744	145081063	2	SUPPL	10/25/2018
2185	59-286 & 59-288 KAMEHAMEHA HIGHWAY	59-286/59-288 KAM HWY HALEIWA HI 96712	159006016	2	SUPPL	10/10/2018
8244	825 AND 829 OCEAN VIEW DRIVE	825 & 829 OCEAN VIEW DR HONOLULU HI 96816	132051021	2	B REPT	10/29/2018
8224	99-655 AIEA HEIGHTS DRIVE	99-655 & 99-655A AIEA HEIGHTS AIEA HI 96701	199026047	2	B REPT	10/2/2018
8219	ALOHIA GARDENS	2561 ALOHIA PL HAIKU HI 96708	227016009	5	B REPT	10/25/2018
5573	ARAKAKI FAMILY CONDOMINIUM	500 KAI HELE KU ST LAHAINA HI 96761	247009031	2	SUPPL 3	10/22/2018
5660	BOARDRIDER HALE	75-5743 ALAHOU ST KAILUA KONA HI 96740	375022075	9	SUPPL	10/16/2018
5019	DUSTY ROADS ESTATES	73-4533 KOHANAHIKI RD KAILUA-KONA HI 96740	373007008	2	SUPPL	10/16/2018
2932	FARSTRUP/CARTER-REISCHMAN	2604-B & C BOOTH RD HONOLULU HI 96813	122024080	2	SUPPL	10/25/2018
2012	GRINPAS FARM CONDOMINIUM	6186 HELENA LANE KAPAH KAPAA HI 96746	446007087	3	SUPPL3	10/30/2018
3233	HALIA HALE	LOT 1-C KALOKO SUBDIV NORTH KONA HI 96740	373024081	2	SUPPL	10/10/2018
5916	HAWAII AINA HUI - KAPA'AU	53-4230 AKONI PULE HWY KAPAAU HI 96755	353010021	2	SUPPL	10/29/2018
8216	HOKU UPPER CONDOMINIUM	131 & 149 HAWEA PL MAKAWAO HI 96768	224010017	2	B REPT	10/2/2018
8101	HONU KAI CONDOMINIUM	130 KAI MALINA PKWY LAHAINA HI 96761	244014006	72	B AMD 2	10/5/2018
2781	HUIOULI LOT 1	LOT 1 KANEHOA SUBDIV KAMUELA HI 96743	362009001	2	SUPPL	10/30/2018
8200	JO-BETH AINA	47-357 AHUIMANU RD KANEHOE HI 96744	147025016	13	B REPT	10/19/2018
7552	KA MILO AT MAUNA LANI PHASE 13	68-1122 NORTH KANIKU DR KOHALA COAST HI 96743	368022041	6	B AMD	10/8/2018
7963	KA MILO AT MAUNA LANI PHASE 16	68-1122 NORTH KANIKU DRIVE KOHALA COAST HI 96743	368022041	8	B AMD	10/8/2018
8000	KA MILO AT MAUNA LANI PHASE 17	68-1122 NORTH KANIKU DR KOHALA COAST HI 96743	368022041	8	B AMD	10/18/2018
8039	KA MILO AT MAUNA LANI PHASE 18	68-1122 NORTH KANIKU DR KOHALA COAST HI 96743	368022041	6	B AMD	10/8/2018
8146	KA MILO AT MAUNA LANI PHASE 19	68-1122 NORTH KANIKU DR KOHALA HI 96743	368022041	8	B AMD	10/12/2018
5227	KEA HONU	82-1064 KILOA ROAD CAPT COOKE HI 96704	382001076	2	SUPPL 2	10/18/2018
8208	KEAO CONDOMINIUM	1328 KEAO ST LAHAINA HI 96761	245012036	2	B REPT	10/23/2018
8225	KEAPANA HEMA CONDOMINIUM	5666 KEAPANA RD KAPAA HI 96746	446009064	2	B REPT	10/3/2018
8223	KEOLA KELALANI CONDOMINIUM	5311 KOLOA RD KOLOA HI 96756	428006028	3	B REPT	10/30/2018
8240	KOULA	1000 AUAAHI ST HONOLULU HI 96814	123002109,1	571	B REPT	10/30/2018
4420	KUA NALU CONDOMINIUM	1934 HOONE RD KOLOA HI 96756	428019017	2	SUPPL	10/25/2018
4875	KUAHIWI MAUKA	WAHA RD KALAHEO HI 96741	423018001	2	SUPPL	10/5/2018
6089	LAIE BEACH COTTAGES	55-323 KAMEHAMEHA HWY LAIE HI 96762	155002034	6	SUPPL	10/5/2018
5355	LEI MALA ESTATES	LOT 7 KALAHEO HMSTD KALAHEO HI 96741	423009099	2	SUPPL 2	10/2/2018
5252	LUANA WAIKIKI	2045 KALAKAUA AVE HONOLULU HI 96815	126006023	229	SUPPL	10/10/2018
3571	M ASSOCIATES CPR	1806-C D E & F PALOLO AVE HONOLULU HI 96816	133048007	4	SUPPL	10/2/2018
4348	MA'LA AINA II	76-6019-F MAMALAHOA HWY HOLUALOA HI 96725	376005002	2	SUPPL	10/19/2018
8247	MANAGER'S RANCH	OFF PUALALEA ST KAHUKU HI 96731	156006057	6	B REPT	10/19/2018
8243	MANOA SEA VIEW MANOR	2235,2235A,2235B,2235C SEA HONOLULU HI 96822	128016049	4	B REPT	10/29/2018
5379	MAUNAHILU PROPERTIES	3901 MAUNAHILU PLACE HONOLULU HI 96816	133022020	7	SUPPL 2	10/16/2018
4662	MOA CONDOMINIUM	LOT 7 NAMAHANA FARMS SUBDIV HANALEI HI 96714	452024007	4	SUPPL 2	10/10/2018
6964	MURRAY	HALALU ST KOLOA HI 96756	428031184	2	B AMD	10/22/2018

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4702	PARADISE LIMITED CONDOMINIUM	6381 MAKANA RD WAILUA HI 96746	440022033	2	SUPPL	10/2/2018
8234	PILI MAI AT PO'IPU (PHASE 12)	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	13	B REPT	10/11/2018
8226	PONO PUU CONDOMINIUM	581 & 583 & 587 LAIE DR MAKAWAO HI 96768	224009078	3	B REPT	10/17/2018
8236	RESIDENCE ON 17TH AVENUE THE	1251 & 1251A 17TH AVE HONOLULU HI 96816	133011039	2	B REPT	10/5/2018
8211	SANTANTONIO-SIPHERS CONDO	618 & 620 HAIKU RD HAIKU HI 96708	227019020	2	B REPT	10/29/2018
3002	SUNHILL	LOT 67 KAAUHUHU HMSTD 2D N KOHALA HI 96743	355002010	4	SUPPL	10/2/2018
4047	WAIKOMO CONDOMINIUM	3355 PUNI RD KOLOA HI 96756	428011006	5	SUPPL 2	10/30/2018

0 Preliminary Reports
0 Contingent Final Reports
0 Final Reports
24 Supplementary Reports
21 B Reports
9 B Amendment Reports
54 TOTAL REPORTS

Case Law

The following was distributed for informational purposes: – Perfect Place, LLC v. R. Parker Semler, Colorado, September 17, 2018.

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

Next Meeting: December 12, 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 9:30 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

November 27, 2018

Date

Minutes approved as is.

Minutes approved with changes; see minutes of _____

CRR:tn/