

**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: February 6, 2019

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  
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: Suzanne Young, Honolulu Board of REATORS®  
Ethel Keyes, Hawaii Association of REALTORS®  
Chatney Pacheco, Hawaii Association of REALTORS®

Absent: Aileen Wada, Broker / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:57 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.

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

Condominium  
 Specialist's  
 Report:

**Additional Distribution**

The following materials were distributed prior to the start of the meeting:

- 4. CPR Registration and Developer's Public Reports
  - a. Condominium Projects and Developer's Public Reports – January 2019

Minutes:

Upon a motion by Commissioner Klein, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the January 9, 2019 Condominium Review Committee meeting as circulated.

Condominium  
 Governance and  
 Management:

**AOUO Registrations**

Specialist Stone reported that as of January 31, 2019, 1,590 AOUOs have successfully registered.

**Ad Hoc Committee on Condominium Education and Research**

The ad hoc committee will be meeting today at 11 a.m.

**Case Law Review**

The following were distributed for informational purposes: Sakal v. AOA of Hawaiian Monarch et al., Hawaii, December 28, 2018 (order rejecting application for writ of certiorari); Obduskey v. McCarthy & Holthus, LLP, U.S. Supreme Court, case pending.

Condominium  
 Project  
 Registration:

**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of January 2019, was distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT	DATE
8272	`AUWAHA PLACE CONDOMINIUM	1083 `AUWAHA PL HAIKU HI 96708	227038015	2	B REPT	1/16/2019
8191	`OHANA HALE	929 PUMEHANA ST HONOLULU HI 96826	123028004	180	B REPT	1/14/2019
8242	1009B AND 1009C MALUNA STREET	1009B & 1009C MALUNA ST HONOLULU HI 96818	111021019	2	B REPT	1/31/2019
8103	106 KAWALEA CONDOMINIUM	106 KAWALEA PL KULA HI 96790	223016034	2	B REPT	1/28/2019
8287	1206 & 1208 MAMALU STREET	1206 & 1208 MAMALU ST HONOLULU HI 96817	118034043	2	B REPT	1/14/2019
8232	1641 HALIIMAILE CONDOMINIUM	1641 HALIIMAILE RD MAKAWAO HI 96768	225003048	2	B REPT	1/29/2019
8176	2619 PUUOMALEI ROAD CONDOMINIUM	2619 PUUOMALEI RD HAIKU HI 96708	227002088	2	B AMEND	1/14/2019
8277	AIEA KAI WAY ESTATES	98-161 AIEA KAI WAY AIEA HI 96701	198015058	4	B REPT	1/10/2019
8288	CENTRAL ALA MOANA THE	1391 KAPIOLANI BLVD HONOLULU HI 96814	123039011	522	B REPT	1/17/2019
8138	CORREGEDORE ESTATES CONDO	HOKUA RD KALAHEO HI 96741	423012033	10	B REPT	1/2/2019

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8283	HAIKU TOWN LOT 18 CONDOMINIUM	1022 AUWAHA PL HAIKU HI 96708	227038018	2	B REPT	1/17/2019
8245	HAWAII CITY PLAZA	710 SHERIDAN ST HONOLULU HI 96814	123014002	187	B REPT	1/9/2019
7895	KAKALINA CONDOMINIUM	6781 KAWAIHAU RD KAPAA HI 96746	444013003	2	B AMEND	1/15/2019
8268	KAZU 115 CONDOMINIUM	115 FLEMING RD LAHAINA HI 96761	245014036	3	B REPT	1/4/2019
7748	KEALIA FARMS	68-131 & 68-1031 FARRINGTON HWY WAIALUA HI 96791	168002010	4	B AMEND	1/22/2019
8193	KUMANO ESTATES	40 KUMANO DR PUKALANI HI 96768	223043098	3	B REPT	1/3/2019
8279	MAUNAWILI SUMMIT 1	LOPAKA WAY KAILUA HI 96734	142063031	2	B REPT	1/18/2019
8294	MAUNAWILI SUMMIT 2	LOPAKA WAY KAILUA HI 96734	142063038	4	B REPT	1/30/2019
8252	MP LLC CONDOMINIUM	PIKAKE ST LIHUE HI 96766	436010001	5	B REPT	1/2/2019
7432	PROSPECT HEIGHTS CONDOMINIUM	132/134/136/138 PROSPECT ST HONOLULU HI 96813	122006051	4	B AMEND	1/11/2019
7922	THE BLOCK 803 WAIMANU	803 WAIMANU ST HONOLULU HI 96813	121049050	153	B AMEND 2	1/31/2019
8273	THE VIEW AT NA'IO	1905 NA'IO ST HONOLULU HI 96817	116017001	4	B REPT	1/14/2019
8217	ULUA PLACE CONDOMINIUM	51 ULUA PL HAIKU HI 96708	227036032	2	B REPT	1/29/2019
0	<b>Preliminary Reports</b>					
0	<b>Contingent Final Reports</b>					
0	<b>Final Reports</b>					
0	<b>Supplementary Reports</b>					
18	<b>B Reports</b>					
5	<b>B Amendment Reports</b>					
23	<b>TOTAL REPORTS</b>					

### Case Law

The following was distributed for informational purposes: Sienna Court Condominium Association v. Champion Aluminum Corporation et al., Illinois, December 28, 2018.

### Program of Work:

#### Hawaii Condominium Bulletin

The December 2018 issue of the Hawaii Condominium Bulletin has been posted to the Commission's website at [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec).

#### Rulemaking, Chapter 119 - status

Specialist Richelieu reported that the proposed draft rules, chapters 119.1 through 119.8, have been submitted to the Administrative Services Office of DCCA for formatting. Upon return of the formatted rules, they will be transmitted to the Director for her review.

#### Interactive Participation with Organizations – CAI Law Seminar Jan. 24-26, 2019

It was reported that three commissioners and one staff member attended the CAI Law Seminar. A written report is being worked on and will be submitted at an upcoming meeting.

#### Consumer Education

Condominium Education Specialist Lorie Sides participated in the BIA show, January 25 – 27, 2019, along with the Director's Office, the Division of Consumer Advocacy, and the Insurance Division. 39 contacts were made and 17 signups for the email subscription were obtained.

**Records Management**

It was reported that the file destruction is progressing. All basement files that were available for destruction to date have been destroyed.

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

Next Meeting: March 6, 2019  
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 10:09 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

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Carole R. Richelieu  
Senior Condominium Specialist

February 11, 2019

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Date

Minutes approved as is.

Minutes approved with changes; see minutes of \_\_\_\_\_

CRR:tn/