

CONDOMINIUM REVIEW COMMITTEE MEETING
REAL ESTATE COMMISSION
www.hawaii.gov/hirec

AGENDA

Date: Wednesday, May 8, 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

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 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.

1. Call to Order, Public Notice, Quorum
2. Senior Condominium Specialist's Report
 - a. Introductions, Announcements, Correspondence, and Additional Distribution
 - b. Minutes of Previous Meeting
3. Condominium Governance and Management
 - a. AOOU Registrations
 - b. Condominium Seminars and Symposium
 - 1) CAI Hawaii Board Leadership Development Workshop – REB table/audit
 - 2) REC/CAI Hawaii Condorama V April 13, 2019 - report
 - c. Case Law Review
 - 1) Scott et al. v. Fall Line Condominium Association, Maine, April 4, 2019
 - 2) Larson et al. v. Castle at the Bay, LLC et al., Wisconsin, October 25, 2018
 - 3) Phillips Bay Condominium Association, Inc., v. Seachrist, Florida (arbitration), February 22, 2017
 - d. Condominium Related Articles
 - 1) "Client and lawyer, a 'willful enabler,' sanctioned over \$1M for 'simply obscene' condo litigation", American Bar Association Journal, April 8, 2019
 - 2) "How an AOA Lost \$2.3M", Building Management Hawaii, April 2019
 - 3) "Saga of Nightmare Neighbor at Orlando Condo Ends with Conviction for Stalking", Florida HOA Lawyer Blog, March 8, 2019 (see c 3 above)
4. CPR Registration and Developer's Public Reports - Condominium Projects and Developer's Public Reports – April 2019

If you need an auxiliary aid/service or other accommodation due to a disability, contact Carole Richelieu at (808) 586-2643 or hirec@dcca.hawaii.gov as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request this notice is available in alternate formats such as large print, Braille, or electronic copy.

5. Program of Work, FY19
 - a. Legislative Acts and Resolutions
 - 1) S.B. 725, S.D. 1 – Act 007 – April 15, 2019 GM 1108 – Relating to Condominiums (HRS Section 514B-154); Specifies that a condominium association's proxies and ballots may be destroyed ninety days, rather than thirty days, after an association meeting, unless the election is contested, in which case the documents shall be retained until resolution of the contested election
 - 2) S.B. 1288, S.D. 1 – Act 014 – April 24, 2019 GM 1115 – Relating to Condominium Voting (HRS sections 514B-106 and 121); Permits a condominium board to direct the use of an electronic voting device at any condominium association meeting regardless of whether a secret ballot is used or required. Requires a condominium board to take reasonable steps to ensure secrecy and integrity of the votes, and that an audit trail be available after the meeting
 - 3) S.B. 1325 – Act 027 – April 25, 2019 – Relating to Condominiums (HRS Section 514B-3); Clarifies that condominium associations may invest in government money market funds
 - b. Condominium Speakership Program
 - 1) Hawaiian Properties, Ltd. – New Board Member Orientation – April 20, 2019 - report
 - 2) Associa Hawaii AAMC® – Community Managers presentation – April 30, 2019 - report
 - 3) Hawaiiana Management – Seminar for Board Members – May 18, 2019 – REB table
6. Condominium Organizations Forum (please note that the members of the CRC may only listen to comments and concerns; comment or testimony on issues not on the agenda may be considered by the CRC at a later date)
7. Next Meeting: Wednesday, June 12, 2019
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:30 am
West Hawaii Association of REALTORS®
75-5995 Kuakini Hwy., #221
Kailua-Kona, HI 96740
8. Adjournment

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