

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: June 12, 2019

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 10:30 a.m.

Place: West Hawaii Association of REALTORS®
75-5995 Kuakini Hwy., #221
Kailua-Kona, HI 96740

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
Sean Ginoza, Broker / Hawaii Island Commissioner
Russell Kyono, Broker / Kauai Commissioner

Neil Fujitani, Supervising Executive Officer
Dathan Choy, Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Christopher Leong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Daryl Nishizawa, Honolulu Board of REALTORS®
Rollie Litteral, American Dream Real Estate School
Scott Alan Bly, Bly School of Real Estate
Anthony Chen, Bly School of Real Estate
Ursula Kavaliauskas, Makolea AOA
Polly Sylvia, West Hawaii Mediation Center

Absent: Scott Arakaki, Public / Honolulu Commissioner
Aleta Klein, Broker / Honolulu Commissioner
Michael Pang, Broker / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 10:35 a.m., at which time quorum was established.

Chair's Report: The Chair welcomed those in attendance and thanked the West Hawaii Association of REALTORS® for allowing the Commission to hold its meetings and Specialists Office for the day in their offices. It was announced that those wishing to meet with the condominium specialist may do so following the Condominium Review Committee meeting.

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 Arakaki, Pang, and Klein were excused from the meeting. Prior notification of their non-attendance was received.

Condominium
Specialist's
Report:

Minutes

Upon a motion by Commissioner Love, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the minutes of the May 8, 2019 Condominium Review Committee meeting as circulated.

Condominium
Governance and
Management:

AOUO Registrations

Specialist Choy reported that as of May 31, 2019, 1,609 AOUOs have successfully registered for the 2017-2019 biennium.

Condominium Seminars and Symposium

CAI Hawaii "Hawaii Supreme Court & Intermediate Court of Appeals Decisions that Impact Homeowners Associations" – May 3 – Maui

It was reported that there were 57 in attendance for the May 3, 2019 CAI Hawaii seminar entitled "Hawaii Supreme Court & Intermediate Court of Appeals Decisions that Impact Homeowners Associations," a Commission subsidized seminar held in Maui. The seminar was monitored by Commissioner Faulkner. Commissioner Faulkner commented that the case studies were very informative. The large attendance was due in large part to Hawaiiana Management and those associations which they manage.

CAI Hawaii "Board Leadership Development Workshop" – May 11 – evaluation

Staff's evaluation of the Commission subsidized seminar entitled "Board Leadership Development Workshop" offered by CAI Hawaii on May 11, 2019 was distributed for informational purposes. There were approximately 87 attendees.

Contract to produce seminars for the condominium community – procurement #Q19001472 approval

Specialist Choy reported that the Commission received one proposal in response to its solicitation to produce seminars for the condominium community. Chair Lee questioned the statement made in the proposal from CAI Hawaii that "Despite the competition, CAI lunch seminars in 2018 and 2019 so far have averaged 278-282 registrations (average of 150-155 for 2018-2019 year to date were from Associations registered with the REC)." Specialist Choy clarified that CAI Hawaii registers approximately 278-282, the Commission only subsidizes those registered with the State, which are approximately 150-155.

Commissioner Ginoza noted that the proposal is for 9 seminars, two of which will be on the neighbor islands, Kauai and Hilo of Hawaii Island. Commissioner Ginoza questioned why the seminar would not again be offered on Maui with the large turnout during this past seminar.

Staff responded that the scope of services put out in the Commission's procurement ensures a rotation of the islands to which the seminars are offered. Kauai and Hilo for the first fiscal year and Maui and Kona for any first renewal of the contract.

Upon a motion by Commissioner Love, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the only responsive, responsible offer and best value to the State submitted by Community Associations Institute Hawaii Chapter in the amount of \$49,000 for fiscal year 2020 with the option to extend for up to two fiscal years thereafter.

Condominium Related Articles

The article entitled "Judge Rules Against Waiea Board" from the May 2019 issue of *Building Management Hawaii* was distributed for informational purposes.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

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

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNITS	REPORT	DATE
8342	ILIMA AT HO'OPILI	91-3524 IWIKUAMO'O ST EWA BEACH HI 96706	191017004	76	B REPT	5/6/2019
8340	12 HOONANI STREET	12 HOONANI ST KIHEI HI 96753	239034015	2	B REPT	5/23/2019
8358	2300 BALDWIN CONDOMINIUM	2300 BALDWIN AVE MAKAWAO HI 96768	225003030	2	B REPT	5/24/2019
8346	2420 BALDWIN CONDOMINIUM	2420 BALDWIN AVE MAKAWAO HI 96768	225003043	2	B REPT	5/21/2019
8354	2450 BALDWIN CONDOMINIUM	2450 BALDWIN AVE MAKAWAO HI 96768	225003045	2	B REPT	5/21/2019
8348	443 AND 443A KAWAINUI STREET	443 & 443A KAWAINUI ST KAILUA HI 96734	143053048	2	B REPT	5/20/2019
8350	51-283 KEKIO ROAD	51-283 KEKIO RD KAAAWA HI 96730	151002029	2	B REPT	5/15/2019
8246	7000 HAWAII KAI DRIVE	7000 & 7002 HAWAII KAI DR HONOLULU HI 96825	139008068	269	B AMD	5/3/2019
8353	87-102E & 87-102E/A KULAAUPUNI ST	87-102E & 87-102E/A KULAAUPUNI WAIANAE HI 96792	187039041	2	B REPT	5/23/2019
8138	CORREGEDORE ESTATES CONDO	HOKUA RD KALAHEO HI 96741	423012033	10	B AMD	5/1/2019
8329	COTTAGES AT MAUNA'OLU	84-899 MAIOLA ST WAIANAE HI 96792	184029032	118	B REPT	5/8/2019
8059	HALE ALA PIO	6301 OPAEKAA RD KAPAA HI 96746	442006037	2	B AMD 2	5/28/2019
8336	HAUA'ALA VILLAGE CONDOMINIUM	LOT 1 BLOCK A KAPAA TOWN LOTS KAPAA HI 96746	445014006	8	B REPT	5/16/2019
8179	HENRIQUES ESTATES	335 LANAKILA RD KAPAA HI 96746	441014006	2	B REPT	5/20/2019
8271	HOKU HALE	205 & 207 ALUNUI AVE & 316 KAILUA HI 96734	143050001	3	B REPT	5/2/2019
8151	KA'ALA RANCH	67-80 FARRINGTON HWY WAIALUA HI 96791	167003005	15	B REPT	5/1/2019
7890	KAPIOLANI RESIDENCE	1631 KAPIOLANI BLVD HONOLULU HI 96814	123041006	489	B AMD 3	5/7/2019
8109	KENOLILO I CONDOMINIUM	218 & 218A KENOLIO RD KIHEI HI 96753	239006016	2	B AMD	5/1/2019
6174	KOLOA LANDING AT POIPU BEACH - PH I	2641 POIPU RD KOLOA HI 96756	428015025	87	B AMD12	5/13/2019
6616	KOLOA LANDING AT POIPU BEACH - PH II	2641 POIPU RD KOLOA HI 96756	428015025	242	B AMD 7	5/13/2019
8240	KOULA	1000 AUAAHI ST HONOLULU HI 96814	123002109,1	571	B AMD	5/1/2019
8261	MAKANA	4667 APOPO RD KAPAA HI 96746	446034042	4	B REPT	5/7/2019
8338	OMAO RANCH LANDS UNITS (6A AND 6B)	4737C KOLOA RD KOLOA HI 96756	427003005	2	B REPT	5/23/2019
8299	PALUMBO ESTATES	245 LAUONE RD KAPAA HI 96746	442006027	2	B REPT	5/13/2019
8333	REGENCY AT KEWALO	1724 UNIT 1 & 2 KEWALO ST HONOLULU HI 96822	124028017	3	B REPT	5/13/2019
8317	ROI NAALAE CONDOMINIUM	LOT 5 NAALAE FARM LOT KULA HI 96790	222015054	2	B REPT	5/1/2019
8327	THE HERITAGE AT MAUI LANI	KAMEHAMEHA AVE WAILUKU HI 96793	238007157	25	B REPT	5/2/2019
6535	WAIKALUA BAYSIDE	45-079 W WAIKALUA RD KANEOHE HI 96744	145005029	20	B AMD 4	5/6/2019
0	Preliminary Reports					
0	Contingent Final Reports					
0	Final Reports					
0	Supplementary Reports					
19	B Reports					
9	B Amendment Reports					
28	TOTAL REPORTS					

Program of Work: **Interactive Participation with Organizations – HCCA Legislative Update Presentation – May 30 report**

The HCCA Legislative Update presentation was attended by all four condominium specialists. The legislative update also included an update on pending issues with the City and County of Honolulu. A copy of the report was distributed for informational purposes.

Condominium Specialist Office for the Day – Kona

The condominium specialist will be available to meet with interested parties at the conclusion of the Condominium Review Committee meeting.

Program of Work, FY 20-21

Upon a motion by Commissioner Ginoza, seconded by Commissioner Faulkner, it was voted on and unanimously carried to approve the Condominium Review Committee Program of Work and Budget, FY 20–21 as circulated.

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

CETF Budget & Finance Report: Commissioner Faulkner questioned the budget for Interactive Participation with Organizations program of only 3% remaining for the fiscal year.

Specialist Choy responded that there are no other interactive participations scheduled with CAI until next fiscal year.

Upon a motion by Commissioner Faulkner, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the Condominium Education Trust Fund Financial Report for the period ending March 31, 2019.

Next Meeting: July 10, 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 10:50 a.m.

Respectfully submitted:

/s/ Dathan Choy

Dathan Choy
Condominium Specialist

June 14, 2019

Date

Minutes approved as is.
 Minutes approved with changes; see minutes of _____
DC:tn/