

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 22, 2019

Time: 9:00 a.m.

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

Present: Michael Pang, Chair, Broker/Honolulu Commissioner
Bruce Faulkner, Broker/Maui Commissioner
Sean Ginoza, Broker/Hawaii Island Commissioner
Aleta Klein, Broker/Honolulu Commissioner
Laurie A. Lee, Broker/Honolulu Commissioner
John Love, Public Member/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
Derrick Yamane, Broker/Honolulu Commissioner

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

Others: Kenneth "Luke" Teems
Bryan Miyake
Elle Miyake
Jon Serapion
Scott Alan Bly
Lei S. Fukumura, Esq.

Absent: Scott Arakaki, Vice Chair/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:02 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 Arakaki 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. Each speaker will be limited to a five-minute time period pursuant with section 16-99-83 (a)(5), HAR.

Minutes of Previous Meeting

Upon a motion by Commissioner Ginoza, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the October 25, 2019 meeting.

Committees and
Program of Work:

Laws and Rules Review Committee Condominium Review Committee Education Review Committee

Laws and Rules Review Committee – RICO Real Estate Advisory Committee

Upon a motion by Commissioner Lee, seconded by Commissioner Klein, it was voted on and carried to accept the addition to the RICO Real Estate Advisory Committee. Commissioners Lee, Klein, Faulkner, Kyono, Love, Pang, and Yamane voted aye. Commissioner Ginoza recused himself from the vote. The motion passed.

Education Review Committee – Request for Quotation – Update of Hawaii Real Estate Commission's Salesperson Curriculum

Scott Bly was present to answer any questions the Commission may have. Mr. Bly informed the Commission that it took him 6 years to write the Hawaii Real Estate Reference Manual. He commented that per the Real Estate Bulletin, Hawaii had a low pass rate for salesperson and broker exams, and his goal of taking on this project was to help raise that rate.

Senior Real Estate Specialist Fujimura stated the Hawaii Real Estate Commission's Salesperson Curriculum had not been updated since 2005 and that the ACE Committee was currently working on an update.

Commissioner Klein stated she knew that Mr. Bly had experience with continuing education courses and inquired if he had any experience with the entire curriculum. Mr. Bly answered he did not but was up for the challenge.

Chair Pang inquired what the process would be upon approval of a vendor to update the salesperson curriculum. Senior Real Estate Specialist Fujimura responded after vendor approval, a contract will be executed, and that contract will give the approved vendor 6 months to complete a new curriculum.

Chair Pang moved to take the matter under advisement. Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried.

Licensing –
Ratification:

Upon a motion by Commissioner Faulkner, seconded by Commissioner Lee, it was voted on and unanimously carried to ratify the October 25, 2019, Approved Applications List.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 9:16 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 Keisha S. Johnson: REC 2019-12-L

Upon a motion by Commissioner Lee, seconded by Commissioner Kyono, 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 9:18 a.m.

Licensing –
Applications:

The Executive Officer 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:

Jonathan Moon Serapion

Mr. Serapion was present and was asked if he wished to have his application for real estate salesperson considered in executive session. He accepted the offer.

Executive Session:

Upon a motion by Commissioner Love, seconded by Commissioner Ginoza, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(8), HRS, "To deliberate or make a decision upon a matter that requires the consideration of information that must be kept confidential pursuant to a state or federal law, or a court order." 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 Lee, seconded by Commissioner Kyono, it was voted on and unanimously carried to move out of executive session.

Kenneth L. Teems

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

Mr. Teems stated he resided in Hawaii for the past 20 years, has been married for 3 years, had 5 children and wanted a new start in the real estate profession. He added that since his DUI infraction 10 years ago, he made the necessary steps to move forward and was now alcohol free for over 1 year. Mr. Teems stated he held the same job for 7 years and he understood the real estate profession comes with great responsibility.

Chair Pang asked the applicant what his plans would be if granted a real estate salesperson's license. Mr. Teems responded he would work with his father at Keller Williams doing property management at first. He added he was a server at his current job and enjoyed working with people.

Commissioner Yamane asked the applicant about his reckless driving offense. Mr. Teems stated he went to pick up friends from a party, and because there was a big commotion at the party, he had to drive around people and was subsequently pulled over and arrested. Commissioner Yamane asked what the applicant would do if he got another call from a friend who needed a ride. Mr. Teems responded he had since changed his friends and peers. Commissioner Lee inquired about the driving without a license offense. Mr. Teems stated he was licensed at the time but did not have his license on him.

Upon a motion by Commissioner Pang, seconded by Commissioner Klein, it was voted on and unanimously carried to take the matter under advisement.

Bryan Tsukasa Keaupuni Miyake

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

Commissioner Kyono recused himself from the discussion and voting and left the room.

Mr. Miyake informed the Commission that in the past he worked for Kauai Realty along with his father, and that his father branched off and opened Garden Island Realty. He added that when his father was going through cancer treatment, he helped with Garden Island Realty and upon his father's passing, a new principal broker was designated. Mr. Miyake stated he was now ready to be the principal broker.

The Commissioners and Mr. Miyake had discussion about his business practices relating to property management and taking over as principal broker for his brokerage.

Commissioner Kyono returned to the meeting.

Executive Session:

Upon a motion by Commissioner Lee, seconded by Commissioner Klein, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(8), HRS, "To deliberate or make a decision upon a matter that requires the consideration of information that must be kept confidential pursuant to a state or federal law, or a court order." 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 Pang, seconded by Commissioner Faulkner, it was voted on and unanimously carried to move out of executive session.

Committees and Program of Work:

Laws and Rules Review Committee
Condominium Review Committee
Education Review Committee

Education Review Committee – Request for Quotation – Update of Hawaii Real Estate Commission's Salesperson Curriculum

Upon a motion by Commissioner Faulkner, seconded by Commissioner Kyono, it was moved to accept the request for quotation of Scot Alan Bly to update and amend the Hawaii real estate salesperson's prelicense curriculum. The motion was voted on and unanimously carried.

Licensing –
Applications:

Kenneth L. Teems

After review of the information presented by the applicant, Commissioner Klein moved to approve the real estate salesperson’s license of Kenneth L. Teems. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

Jonathan Moon Serapion

After review of the information presented by the applicant, Commissioner Faulkner moved to approve the real estate salesperson license of Jonathan Moon Serapion. Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried.

Bryan Tsukasa Keaupuni Miyake

After review of the information presented by the applicant, Commissioner Ginoza moved to approve the real estate broker license of Bryan Tsukasa Keaupuni Miyake. Commissioner Lee seconded the motion. Commissioners Ginoza, Lee, Faulkner, Klein, Love, Pang and Yamane voted aye. Commissioner Kyono was recused. The motion was carried.

Hyder Hawaii Housing

After review of the information presented by the applicant, Commissioner Pang acknowledged the withdrawal of the company name “Hyder Hawaii Housing” based on the section 467-9(b) Hawaii Revised Statutes, and to grant the applicant’s request to be an officer in the corporation despite his 2006 conviction. Applicant may submit of a new entity application with all required documents conforming to HRS §467-9(b). Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried.

Joseph R. Hill

After review of the information presented by the applicant, Commissioner Faulkner moved to approve the removal of the conditions attached to the real estate salesperson license of Joseph R. Hill. Commissioner Yamane seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, December 20, 2019
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 10:40 a.m.

Reviewed and approved by:

Miles Ino
Executive Officer

December 5, 2019

Date

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

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON November 22, 2019

| <u>Brokers – Individual</u> | <u>Effective Date</u> |
|--|-----------------------|
| Michael D. Pickell aka Michael Pickell | 10/04/2019 |
| Renee H. Kraft | 10/11/2019 |
| Roland M. Carlo Jr. aka Roland Carlo | 10/15/2019 |
| Joseph Christopher L. Castaneda aka Joe Castaneda | 10/15/2019 |
| A. Sean Aguilar | 10/15/2019 |
| Lea K. M. Wilson | 10/15/2019 |
| Kumar S. Dandavati aka Kumar Dandavati | 10/21/2019 |
| Debra R. Edgerton | 10/22/2019 |
| Wayne Richardson IV | 10/23/2019 |
| Jana M. Walden | 10/25/2019 |
| Michael J. Despard aka Mike Despard | 10/25/2019 |
| Sky Close | 10/30/2019 |
| <u>Salesperson – Individual</u> | <u>Effective Date</u> |
| Kevin Y. Ko aka Kevin Ko | 09/27/2019 |
| Diane Yoshimura | 10/07/2019 |
| Teri R. Kielow | 10/07/2019 |
| Lis De Vries | 10/07/2019 |
| Shauna L. Alam aka Shauna Alam | 10/08/2019 |
| Abby N. Moody aka Abby Moody | 10/08/2019 |
| Austin Eldridge | 10/08/2019 |
| Shih-Ying Wu aka Cindy Wu | 10/09/2019 |
| Keenan C. Stewart aka Keenan Cecil Stewart Jr. | 10/10/2019 |
| Yuki Sakaguchi | 10/07/2019 |
| Christopher Martinez | 10/10/2019 |
| Tiffany A. Gates aka Tiffany Gates | 10/10/2019 |
| Zachary N. Lanser aka Zachary Lanser | 10/11/2019 |
| Kristian B. Dzilenski aka Kristian Dzilenski | 10/11/2019 |
| Travis T. Sy aka Travis Sy | 10/11/2019 |
| Gabriel Yokoe | 10/11/2019 |
| Anny C. L. Tsun aka Anny Tsun | 10/11/2019 |
| Kody A. N. Peacock aka Kody Peacock | 10/11/2019 |
| Tina-Marie K. Kekauoha aka Tina K. Kekauoha | 10/11/2019 |
| Ryan L. Riley aka Liam Riley | 10/15/2019 |

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|--|------------|
| Bettea Giacomelli aka Tea Giacomelli | 10/15/2019 |
| Raulen K. T. Shindo | 10/15/2019 |
| Maile K. Kaumatule aka Maile Iloa Kaumatule | 10/15/2019 |
| Harue Sakai | 10/16/2019 |
| Sophia Y. Suzukawa-Tseng | 10/16/2019 |
| Masaru Moromisato aka Masa Moromisato | 10/16/2019 |
| Edgar E. Cervantes aka Edgar Cervantes | 10/16/2019 |
| Anna A. Charles aka Olivia Charles | 10/16/2019 |
| Heather M. Kribell aka Heather Kribell | 10/17/2019 |
| Sandra L. Kleinhammer aka Sandi Kleinhammer | 10/18/2019 |
| Tasha Marie A. Kolo aka Tasha-Marie Kolo | 10/17/2019 |
| Nicole Smith | 10/18/2019 |
| Corey Halperin-Mcabee | 10/18/2019 |
| Chris Minh Nguyen aka Chris Nguyen | 10/21/2019 |
| Karen Quezada-Bollas | 10/22/2019 |
| Reinalyn P. Golino aka Rinalyn Paz Golino | 10/22/2019 |
| Patricia Mercado | 10/22/2019 |
| Shanel K. Vivas | 10/22/2019 |
| Lih-Feng Tsaur | 10/22/2019 |
| Yaniv Grafi | 10/23/2019 |
| Sailor V. Bockius aka Sailor Bockius | 10/23/2019 |
| Kelly S. Lau aka Kelly Lau | 10/23/2019 |
| Jin Jin Kim | 10/23/2019 |
| Daisuke Ito | 10/23/2019 |
| Miki Ogata | 10/23/2019 |
| Helen A. Tremain aka Ann Tremain | 10/24/2019 |
| Joyce-Anna Y. Miller | 10/25/2019 |
| Andrea Pichilli | 10/25/2019 |
| Jerry S. Toguchi aka Jerry Toguchi | 10/25/2019 |
| Makoh Nii | 10/25/2019 |
| Zhao Z. Yang | 10/25/2019 |
| Karen A. Bohner | 10/25/2019 |
| Samantha Wilson | 10/28/2019 |
| Leilani R. Navarro aka Leilani Navarro | 10/28/2019 |
| Angela N. P. Rezentes aka Angela Rezentes | 10/28/2019 |
| Benjamin Eger aka Ben Eger | 10/28/2019 |
| Katherine S. Queen aka Katherine Queen | 10/28/2019 |

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|--|------------|
| Alexander P. Manning aka Alexander Manning | 10/28/2019 |
| Jaycee T. Lazo aka Jaycee Lazo | 10/29/2019 |
| Beaumont J. D. Sumile aka Beaumont Sumile | 10/29/2019 |
| Michael S. Hedges aka Mike Hedges | 10/28/2019 |
| Jacob P. Jetsel aka Jake Jetsel | 10/29/2019 |
| Charles C. Milne aka Kurt Milne | 10/30/2019 |
| Daniel S. Taylor aka Daniel Taylor | 10/30/2019 |
| Eun-Chong D. Hwang aka David Hwang | 10/30/2019 |
| Spencer M. Monroe | 10/31/2019 |
| Josh S. Y. Cornett aka Josh Satsuma Cornett | 10/31/2019 |
| Catherine L. Brower | 11/01/2019 |
| Ty V. Hubbard | 11/01/2019 |
| Victor M. Rivera aka Victor Rivera | 11/04/2019 |

| <u>Brokers – Corporations and Partnerships</u> | <u>Effective Date</u> |
|---|-----------------------|
| Cliffs Club Interval Owners Association dba Cliffs Realty Group William K. Malish, PB | 10/02/2019 |
| Lynch Consulting Group Inc. dba Oceans Realty Group Michelle Anne Lynch | 10/24/2019 |
| Sequoia Realty Group Inc. Nicholas John Paulic, PB | 11/01/2019 |

| <u>Brokers – Limited Liability Company (LLC)</u> | <u>Effective Date</u> |
|--|-----------------------|
| Olive Tree Realty, LLC Gloria Young Hee Kim, PB | 10/03/2019 |
| Ojo Home, LLC H. Scott Rotheiser, PB | 10/14/2019 |
| Diamond Real Estate Professionals, LLC dba Diamond Real Estate Professionals Dionne M. C. Phillips, PB | 10/17/2019 |
| Koenig Real Estate, LLC Alan Koenig, PB | 10/23/2019 |

| <u>Trade Name</u> | <u>Effective Date</u> |
|--|-----------------------|
| Ascend Properties, LLC fka dba Hawaii Real Estate Professionals | 10/02/2019 |
| Red Bell Real Estate, LLC dba Radian Real Estate | 10/03/2019 |
| Kelly P. O'Shaughnessy dba O'Shaughnessy Group Real Estate | 10/11/2019 |

| <u>Corp/Partnership/LLC/LLP Legal Name Change</u> | <u>Effective Date</u> |
|---|-----------------------|
| 808 Rebate Realty, LLC fka Pacific Rim Brokerage Hawaii Real Estate, LLC | 10/25/2019 |

| <u>Legal Name Change (Individual)</u> | <u>Effective Date</u> |
|---|-----------------------|
| Carmen Thomas aka Carmen E. Moses-Thomas | 10/01/2019 |
| Thelma S. Munoz fka Thelma Z. Gomez | 10/10/2019 |
| Linda Elizabeth Gorman fka Linda E. Riviere | 10/23/2019 |
| Kristie A. Mealy fka Kristie A. K. Figueira | 10/21/2019 |
| Audrey Tsugiko Abe fka Audrey Tsugiko Yamamoto | 11/06/2019 |

| <u>License Name Change (Individual)</u> | <u>Effective Date</u> |
|---|-----------------------|
| Carmen E. Thomas aka Carmen Thomas fka Carmen Moses-Thomas | 10/01/2019 |
| Steven H. Latham aka Steve Latham | 10/09/2019 |
| Robert A. Stephenson aka Rob Stephenson fka Robert Stephenson | 10/19/2019 |
| Kristie Mealy fka Kristie Figueira | 10/21/2019 |

| <u>Educational Equivalency Certificate</u> | <u>Expiration Date</u> |
|--|------------------------|
| Melody Leilani Kaohu | 10/14/2021 |
| Shirlee Antoinette Davies | 10/14/2021 |
| Sean Michael Noonan | 10/14/2021 |
| Colton John Breiman | 10/15/2021 |
| Melody Chenoa | 10/18/2021 |
| Margarita Bertrand | 10/18/2021 |
| Twila Jean Arritt | 10/18/2021 |
| Kenneth Raymond Arritt | 10/18/2021 |
| Teresa Ann Ibia | 10/22/2021 |
| Jonathan R. Steele | 10/22/2021 |
| Roxanne Marie Sierra | 10/23/2021 |
| Thomas James Ries | 10/23/2021 |
| Nina Aiko Kawewehionalani Ki | 10/23/2021 |
| Samuel Mark Cavallaro | 10/23/2021 |
| Frank Edward Szczepanski | 10/23/2021 |
| Timothy Gordon Cleland | 10/23/2021 |
| Joseph Gravina | 10/24/2021 |
| Rodney N. Fujii | 10/24/2021 |
| Rachel Ashton Evans | 10/24/2021 |
| Wayland W. Fong | 10/24/2021 |
| Christine Janos | 10/29/2021 |
| Dean William Infantolino | 10/29/2021 |
| Colleen Kay Burland | 10/30/2021 |
| Rolando E. Ordinario III | 10/31/2021 |
| BK Emery Clay Woody | 10/31/2021 |
| Denise Mui Khee Liew-Chu | 11/04/2021 |

| <u>Equivalency to Uniform Section of Examination Certificate</u> | <u>Expiration Date</u> |
|--|------------------------|
| Shirlee Antoinette Davies | 10/14/2021 |
| Sean Michael Noonan | 10/14/2021 |
| Colton John Breiman | 10/15/2021 |

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|--------------------------|------------|
| Melody Chenoa | 10/18/2021 |
| Margarita Bertrand | 10/18/2021 |
| Twila Jean Arritt | 10/18/2021 |
| Kenneth Raymond Arritt | 10/18/2021 |
| Jonathan R. Steele | 10/22/2021 |
| Roxanne Marie Sierra | 10/23/2021 |
| Samuel Mark Cavallaro | 10/23/2021 |
| Timothy Gordon Cleland | 10/23/2021 |
| Joseph Gravina | 10/24/2021 |
| Rachel Ashton Evans | 10/24/2021 |
| Wayland W. Fong | 10/24/2021 |
| Christine Janos | 10/29/2021 |
| Dean William Infantolino | 10/29/2021 |
| Colleen Kay Burland | 10/30/2021 |
| Rolando E Ordinario III | 10/31/2021 |
| BK Emery Clay Woody | 10/31/2021 |
| Denise Mui Khee Liew-Chu | 11/04/2021 |

Real Estate Broker Experience Certificate

| | <u>Expiration Date</u> |
|----------------------------|------------------------|
| Joseph George Harosky | 10/14/2021 |
| Kelly Swanson | 10/14/2021 |
| Shirlee Antoinette Davies | 10/14/2021 |
| Amy Lynn Alexander | 10/16/2021 |
| Twila Jean Arritt | 10/18/2021 |
| Kenneth Raymond Arritt | 10/18/2021 |
| Jonathan R. Steele | 10/22/2021 |
| AdriAnne Dianell Ashe | 10/22/2021 |
| Xiaocen Zhu | 10/22/2021 |
| Vanina Nakaoka | 10/23/2021 |
| John Clifford Brown | 10/23/2021 |
| Samuel Mark Cavallaro | 10/23/2021 |
| Daniel Kuktae Suh | 10/23/2021 |
| Michael H. Imanaka | 10/24/2021 |
| Bryon G. Gibbens | 10/24/2021 |
| Wayland W. Fong | 10/24/2021 |
| Maria Catherine G. Sendrey | 10/25/2021 |
| Christine Janos | 10/29/2021 |
| Diane Ruth Bercik | 10/29/2021 |
| Patrick James | 10/29/2021 |
| BK Emery Clay Woody | 10/31/2021 |
| Glory Michele Onaga | 11/04/2021 |
| Denise Mui Khee Liew-Chu | 11/04/2021 |

Restoration – Real Estate Salesperson

| | <u>Effective Date</u> |
|------------------------|-----------------------|
| Dawna Kehaulani Cosme | 10/14/2019 |
| Dale Lynn Smith | 10/28/2019 |
| Carol A. Shaw | 10/29/2019 |
| Chelsea Anastasia Weld | 11/01/2019 |

Restoration – Real Estate Broker

| | <u>Effective Date</u> |
|----------------|-----------------------|
| Mi Hoh Turner | 11/01/2019 |
| Edward T. Diaz | 11/05/2019 |