

**EDUCATION 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 Lieutenant Governor's Office as required by Section 92-7(b), Hawaii Revised Statutes.

Date: December 11, 2019

Time: Upon adjournment of the Condominium Review Committee meeting, which is upon adjournment of the Laws and Rules Review Committee meeting, which convened at 9:00 a.m.

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

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

Neil K. 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  
Benedyne Stone, Condominium Specialist  
Lorie Sides, Condominium Education Specialist  
Dathan Choy, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Dorothy Aquino, Recording Secretary

Others: Ethel Keyes, Hawaii Association of REALTORS®  
Chatney Higa-French, Hawaii Association of REALTORS®  
Stacey Wong, Abe Lee Seminars  
Bryan Andaya, Eddie Flores Real Estate Continuing Education

Absent: None

Call to Order: The Chair called the meeting to order at 10:21 a.m., at which time quorum was established.

Chair's Report: No reports were presented.

The Chair stated the Committee 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 Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities in accordance with section 92-5(a)(4), HRS.

Real Estate  
Specialist's Report: Minutes of Previous Meeting

Upon a motion by Commissioner Lee, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the minutes of the November 6, 2019, Education Review Committee meeting.

Continuing Education: Administrative Issues

**2019-2020 Continuing Education Providers and Courses Ratification List**

Upon a motion by Commission Ginoza, seconded by Commissioner Lee, it was voted on and unanimously carried to ratify the following:

| <u>Registration/Certification</u> | <u>Effective Date</u> |
|-----------------------------------|-----------------------|
|-----------------------------------|-----------------------|

**Courses**

|   |            |
|---|------------|
| "Trusts and Real Estate for Real Estate Professionals: In Trust We Trust?" (3 credits) (Online)<br>(Bryan Andaya, Esq.) | 11/05/2019 |
|---|------------|

|  |            |
|--|------------|
| "Live Webinar: Real Estate Investing Made Clear, Concise, and Compelling" (3 credits)<br>(McKissock, LLC/ARELLO) | 11/08/2019 |
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|   |            |
|---|------------|
| "Clarifying the Code of Ethics" (3 credits)<br>(Systems Effect L.L.C., dba Training Cove) | 11/15/2019 |
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Applications

**Course – "Trusts & Estates Issues: Life in the Trenches"; Author/Owner - Stacey T.J. Wong; Provider - Abe Lee Seminars; Course Categories - Contracts, Dispute Resolution, Finance, Risk Management; Clock Hours - 3 (Deferred from 11/06/2019 ERC meeting)**

Mr. Wong was present to answer any questions the committee may have. Mr. Wong made changes to the title suggested by the Commissioners.

Commissioner Kyono asked Mr. Wong if the family court cases provided are public record?

Mr. Wong stated the family court cases in the course are public records. However, the family court cases from the 1950's on are not public record.

Upon a motion by Commissioner Pang, seconded by Commissioner Lee, it was voted on and unanimously carried to approve " Trusts & Estates Issues: Life in the Trenches " as a 3-credit hour continuing education course, under the course categories Contracts, Dispute Resolution, Finance, and Risk Management.

**Course – "Real Estate Guide to Government Insured Mortgages"; Author/Owner – Curtis Mangus; Provider - TBD; Course Categories - Finance; Clock Hours – 3**

Upon a motion by Commissioner Arakaki, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve "Real Estate Guide to Government Insured Mortgages" as a 3-credit hour continuing education course, under the course category Finance.

**Course – "Transient Vacation Units and Short-Term Rentals on O'ahu: What You Need to Know"; Author/Owner: Bryan Andaya; Provider – Eddie Flores Real Estate Continuing Education; Course Categories: Property Ownership and Development, Other: Zoning, Land Use, and Transient Accommodations; Clock Hours: 3**

Commissioner Arakaki recused himself from discussion, decision making and left the room.

Mr. Bryan Andaya was present to answer any questions or concerns the committee may have. Mr. Andaya commented there are many different angles regarding the TVUs which concern the visitor industry, visitors, and consumers. The course focuses on the island of Oahu, but there will be a part two for the neighbor islands.

Mr. Andaya informed the committee he will provide the materials to the appendix. The students will receive the appendix materials to complete group exercises and full-page maps will be included.

Mr. Andaya commented Unit III in the course provides information as of 2020.

Commissioner Klein stated the course is timely.

Chair Faulkner stated he is concerned about licensees managing illegal rentals and suggested Mr. Andaya caution the licensees during the course.

Mr. Andaya stated Unit 2, Lesson 8 in the course materials covers possible violations by licensees, who manage illegal units. The course also distinguishes the differences between TVUs and B&Bs.

Mr. Andaya commented the course covers Bill 89 which has profound affects on the TVU industry.

Commissioner Lee commented on page 23, the Hawaii General Excise Tax is 4.712%.

Upon a motion by Commissioner Klein, seconded by Commissioner Pang, it was voted on and unanimously carried to approve "Transient Vacation Units and Short-Term Rentals on O'ahu: What You Need to Know" as a 3-credit hour continuing education course, under the course categories Property Ownership and Development, Other: Zoning, Land Use, and Transient Accommodations.

Commissioner Arakaki returned to the meeting.

Administration of  
Examinations:

PSI

**Licensing Examination Statistics – November 2019**

Examination statistics for November 2019 were distributed to the Commissioners for their information.

**School Pass/Fail Rates – November 2019**

School pass/fail rate statistics for November 2019 were distributed to the Commissioners for their information.

**School Summary by Test Category – November 2019**

Copies of the November 2019 test category summary reports, by school, were distributed to the Commissioners for their information.

PSI Real Estate Licensing Exam Review Meeting, November 20, 2019

The committee acknowledged receipt of the report of the PSI Real Estate Licensing Exam Review which was held on November 20, 2019 at the Prince Waikiki Hotel.

Program of Work:

Neighbor Island Outreach and Real Estate Specialists' Office for the day

Neighbor Island Outreach and Real Estate Specialists' Office for the Day will be held at the UHMC Molokai Education Center, Molokai, Hawaii on January 8, 2020.

Ad Hoc Committee on Education ("ACE")

Ad Hoc Committee on Education (ACE) will be meeting on January 15, 2020 to begin working on Core B 2019-2020, "Principal Brokers: The Buck Stops Here!"

Next Meeting:

Wednesday, January 8, 2020

Upon adjournment of the Condominium Review Committee Meeting, which is upon adjournment of the Laws and Rules Review Committee meeting, which convenes at 9:30 a.m.

UHMC Molokai Education Center  
375 Kamehameha V Highway  
Kaunakakai, Hawaii 96748

Adjournment:               With no further business to discuss, Chair Faulkner adjourned the meeting at  
10:45 a.m.

Reviewed and approved by:

/s/Diane Choy Fujimura

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Diane Choy Fujimura  
Senior Real Estate Specialist

December 19, 2019

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Date

[  ]       Minutes approved as is.  
[        ]       Minutes approved with changes, see minutes of \_\_\_\_\_