

**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: February 12, 2020

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  
Nohelani C. Jackson, 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: Daryl Nishizawa, Honolulu Board of REALTORS®  
Kalama Kim, Honolulu Board of REALTORS®  
Bryan Andaya, Eddie Flores Real Estate Continuing Education

Absent: None

Call to Order: The Chair called the meeting to order at 9:56 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 Arakaki seconded by Commissioner Yamane, it was voted on and unanimously carried to accept the minutes of the January 8, 2020, Education Review Committee meeting.

Continuing Education: Administrative Issues

**2020-2021 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>
<b>Courses</b>	
"Introduction to Real Property Appraisal" (3 credits) (Systems Effect L.L.C., dba Training Cove)	01/06/2020
"Marketing for Residential Property Management" (3 credits) (Hawaii Association of REALTORS®/National)	01/15/2020
"Building Green, Building Smart" (3 credits) (Systems Effect L.L.C., dba Training Cove)	01/16/2020
"Contracts, Short Sales and Foreclosures" (3 credits) (Systems Effect L.L.C., dba Training Cove)	01/16/2020
"Staying Safe in Real Estate" (3 credits) (Systems Effect L.L.C., dba Training Cove)	01/16/2020
"Hawaii Residential Landlord-Tenant Law Review" (3 credits) (Scott C. Arakaki, Esq.)	01/16/2020
"Tax Strategies for the Real Estate Professional" (6 credits) (Hawaii Island REALTORS®/National)	01/24/2020
"At Home with Diversity" (6 credits) (Honolulu Board of REALTORS®/National)	01/29/2020

Applications

**Course – "Professional Standards Education Seminar"; Author/Owner - Diane K. Disbrow, Director; Provider: Hawaii Association of REALTORS®; Course Categories - Other – Professional Standards and Ethics; Clock Hours: 6**

Commissioner Pang noted the course is an orientation given to the board members. These potential committee members must do the orientation, so why should they receive CE credit?

Commissioner Lee commented it is a good course for licensees who may be interested in becoming a member of the committees in the future. Also, the overview of the course gives the real estate licensees an idea of what the issues are and how the process works.

Commissioner Pang asked will the course be offered to everyone?

Commissioner Lee and Chair Faulkner thought the course may solicit potential committee members.

Senior Real Estate Specialist Fujimura noted the course is offered globally and cannot be restricted. The course will be offered on the REB website, and any real estate licensee may register. The provider can't eliminate or decline perspective students.

Commissioner Klein commented the course provides good education with the course materials, but to sit for an eight-hour course for six-credits may not be for everybody. Real estate licensees who want to take the course will understand the committee process for professional standards. Commissioner Klein stated she didn't see anything wrong with the course.

Commissioner Lee said the course should be for seven credits.

Commissioner Kyono commented the course is thorough.

Commissioner Klein moved to approve "Professional Standards Education Seminar" as a 6-credit hour continuing education elective course, under the course category Other – Professional Standards and Ethics. Commissioner Lee seconded the motion. Commissioner Pang abstained. The motion was voted on and carried.

**Course – "Condominium Governance Refresher: A Survey of Commonly Disputed Issues"; Author/Owner: Bryan Andaya; Provider: Eddie Flores Real Estate Continuing Education; Course Categories: Real Estate Law, Dispute Resolution; Other – Condominium Governance; Clock Hours: 3**

Commissioner Arakaki recused himself from discussion and voting due to a conflict of interest.

Mr. Bryan Andaya were present to answer any questions the committee may have.

Mr. Andaya noted the course provides a refresher from the 2016 core course. The course reviews updates of condominium governance and contains court decisions from the Intermediate Court of Appeals (ICA), and circuit court level. Mr. Andaya stated what stood out in writing the course materials was the different civil rights

issues which may arise in condominium governance. New HUD information is included.

Commissioner Pang said although the course is part of a previous core course, courses offered by the providers on condo governance, which is a big subject and is the most misunderstood topic, will help the real estate professionals.

Senior Real Estate Specialist Fujimura stated in the April 2019 School Files an announcement was made seeking new condominium courses for continuing education. Mr. Andaya was the first to respond to the announcement.

Mr. Andaya said he may write a CE course on condominium sales in the future.

Chair Faulkner asked if the course will be offered on the neighbor islands?

Mr. Andaya answered subject to class attendance and venue availability he would offer the course on the neighbor islands. Also, he will submit a CE on-line course application for the course.

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve "Condominium Governance Refresher: A Survey of Commonly Disputed Issues" as a 3-credit hour continuing education course, under the course categories Real Estate Law, Dispute Resolution; Other – Condominium Governance.

Commissioner Arakaki returned to the meeting room.

**Course – "Advocating Purchase Contract Terms for Your Client";  
Author/Owner: Honolulu Board of REALTORS®; Provider: Honolulu Board  
of REALTORS®; Course Category: Contracts; Clock Hours: 3**

Mr. Daryl Nishizawa and Mr. Kalama Kim were present to answer any questions the committee may have.

Mr. Nishizawa stated the CE course is an advanced three-credit course to help the real estate licensee advocate the purchase contracts.

Commissioner Pang commented the course is valuable. There are large companies with training programs on writing purchase contracts, and there are small companies with real estate agents who don't get trained on how to write purchase contracts.

Upon a motion by Commissioner Lee, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve "Advocating Purchase Contract Terms for Your Client" as a 3-credit hour continuing education course, under the course category Contracts.

Administration of  
Examinations:

PSI

**Licensing Examination Statistics – January 2020**

Examination statistics for January 2020 were distributed to the Commissioners for their information.

**School Pass/Fail Rates – January 2020**

School pass/fail rate statistics for January 2020 were distributed to the Commissioners for their information.

**School Summary by Test Category – January 2020**

Copies of the January 2020 test category summary reports, by school, were distributed to the Commissioners for their information.

Exam Monitoring – Kauai test site

Real Estate Specialist Endo reported to the committee that the Kauai Test Site has closed after operating for the past 10 years. A temporary test site at the Kauai Marriott Resort will be available until a permanent site is established.

Program of Work:

Annual Report, Quarterly Bulletin, and School Files

Senior Specialist Fujimura reported that the February 2020 *Bulletin* will be distributed shortly and is available on the Commission's website: [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec).

Neighbor Island Outreach & Real Estate Specialist Office of the Day

The committee acknowledged receipt of the January 8, 2020 Real Estate Specialists' Office for the Day & Neighbor Island Outreach report submitted by Senior Condominium Specialist Richelieu and Senior Real Estate Specialist Fujimura.

Ad Hoc Committee on Education (ACE)

The committee acknowledged receipt of the January 15, 2020 Ad Hoc Committee on Education report.

Senior Real Estate Specialist Fujimura reported the ACE committee met with Everett Kaneshige on the development of Core Course B, 2019 – 2020, "Principal Brokers: The Buck Stops Here". The committee decided to focus on HAR §467-1.6, the responsibilities of the principal broker. The committee will focus on the law and provide interactive case studies.

The core course release date will be after the Governor's veto deadline due to possible revision of the legislative contents. Train-the-Trainer is scheduled for July 21, 2020 at the Honolulu Board of Realtors®.

Upon a motion by Commissioner Pang, seconded by Commissioner Lee, it was voted on and unanimously carried to approve Ad Hoc Committee on Education report.

Next Meeting: Wednesday, March 11, 2020  
Upon adjournment of the Condominium Review Committee Meeting, which is upon adjournment of the Laws and Rules Review Committee meeting, which convenes at 9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Adjournment: With no further business to discuss, Chair Faulkner adjourned the meeting at 10:14 a.m.

Reviewed and approved by:

/s/Diane Choy Fujimura

---

Diane Choy Fujimura  
Senior Real Estate Specialist

February 12, 2020

---

Date

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