

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: March 11, 2020

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

Present: John Love, Vice Chair, Public / Honolulu Commissioner
Bruce Faulkner, Broker / Maui Commissioner
Scott Arakaki, Public / Honolulu Commissioner
Aleta Klein, Broker / Honolulu Commissioner
Michael Pang, Broker / Honolulu Commissioner
Russell Kyono, Broker / Kauai Commissioner
Derrick Yamane, Broker / Interim Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Carole Richelieu, Senior Condominium Specialist
Benedyne Stone, Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
Nohelani Jackson, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Ethel Keyes, Hawaii Association of REALTORS®

Absent: Laurie A. Lee, Chair, Broker / Honolulu Commissioner
Sean Ginoza, Broker / Hawaii Island Commissioner

Call to Order: The meeting was called to order at 9:12 a.m., at which time quorum was established.

The Vice 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.

Chair Lee and Commissioner Ginoza were excused from the meeting. Prior notification of their non-attendance was received.

Condominium Specialist's Report: Additional Distribution

The following materials were distributed prior to the start of the meeting:

- 4. CPR Registration and Developer's Public Reports
 - a. Condominium Projects and Developer's Public Reports – February 2020

Minutes: Upon a motion by Commissioner Klein, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the minutes of the February 12, 2020 Condominium Review Committee meeting.

Condominium Governance and Management: AOUO Registrations

Specialist Stone reported that as of February 29, 2020, 1,495 AOUOs have successfully registered.

Condominium Seminars and Symposium

CAI Hawaii's seminar entitled "Disaster Preparedness" will be held on March 12, 2020, at the Blaisdell Exhibition Hall in conjunction with the Hawaii Buildings, Facilities & Property Management Expo. The seminar is a REC subsidized seminar.

Condominium Related Articles

The following articles were distributed for informational purposes: "What Will Hawaii Condo Management Look Like in 2040?", Building Management Hawaii, January 2020; "Why AOA's [sic] Must Budget for Higher Insurance Costs", Building Management Hawaii, January 2020; "Time to Require Certification of AOA [sic] Board Members", Building Management Hawaii, January 2020; and CAI Hawaii Awards, February 6, 2020.

Condominium Project Registration - Public Reports Issued

Registration: A list of those condominium projects issued effective dates during the month of February 2020, was distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNIT	RPT	DATE
8434	4083 AND 4083A KOKO DRIVE	4083 & 4083A KOKO DR HONOLULU HI 96816	133014003	2	B REPT	2/26/2020
8455	500 ULUMALU ROAD CONDOMINIUM	500 ULUMALU RD HAIKU HI 96708	228010044	2	B REPT	2/3/2020
8450	AKAMAI GARDENS	1430 AKAMAI PL KAILUA HI 96734	142083077	8	B REPT	2/21/2020
8476	HALE KEKOA CONDOMINIUM	735 MIDDLE RD KULA HI 96790	222004080	2	B REPT	2/27/2020
8094	HAPUNA BEACH RESIDENCES	66-84 KAUNAOA DR KAMUELA HI 96743	366002047	68	B AMD 3	2/4/2020
6968	HAWAII OCEANFRONT LOFTS (FORMERLY LAENANI)	47-470A LAENANI DR KANEHOE HI 96744	147009011	2	B AMD	2/20/2020
22	ILIKAI APARTMENT BUILDING	1777 ALA MOANA BLVD HONOLULU HI 96815	126010007	1061	B REPT	2/18/2020
8458	ILILANI	615 KEAWE ST HONOLULU HI 96813	121051011	335	B REPT	2/26/2020

Condominium Review Committee
 Minutes of the March 11, 2020 Meeting
 Page 3

8174	JOSE S. FERNANDES COURT	315 IOLANI AVE HONOLULU HI 96813	121021043	3	B REPT	2/5/2020
8468	KAALA HIGHLANDS	1238 KAALA AVE WAHIAWA HI 96786	171011002	24	B REPT	2/10/2020
8477	KAPALUA BAY CONDOMINIUM PHASE III	1 BAY DR LAHAINA HI 96761	242004028	151	B REPT	2/19/2020
8448	KAPUAI LOT 7 CONDOMINIUM	448 BURNS RD HAIKU HI 96708	228001103	3	B REPT	2/13/2020
8469	KARSTEN GARDEN	290, 290A, 290B, 290C KARSTEN DR WAHIAWA HI 96786	175016019	4	B REPT	2/20/2020
8470	KEALI'I BY GENTRY I	91-5408 KAPOLEI PKWY KAPOLEI HI 96707	191016228	26	B REPT	2/5/2020
8456	MAHAL ESTATES	2160 & 2162 MAHA PL HONOLULU HI 96819	111037013	9	B REPT	2/26/2020
8396	MAHIAI PLACE CONDOMINIUM	180 MAHIAI PL MAKAWAO HI 96768	224020010	2	B REPT	2/11/2020
8452	MAMAO OHANA CONDOMINIUM	104-B & 110-A MAMAO PL HAIKU HI 96708	228009021	2	B REPT	2/18/2020
8479	PIIHOLO PANIOLO CONDOMINIUM	1833 A & 1853 PIIHOLO RD MAKAWAO HI 96768	224014030	2	B REPT	2/24/2020
8259	POLAKOW PUKALANI	35 MOHALA PL MAKAWAO HI 96768	223010015	3	B AMD	2/10/2020
5658	PU'ULANI MAUKA CONDOMINIUM	4560 UHA RD #3 LAWAI HI 96765	425006002	3	SUPPL	2/6/2020
8460	THREE CORNERS CONDOMINIUM	55 HANIU PL LAHAINA HI 96761	247011033	2	B REPT	2/5/2020
3584	UCHIMURA - VAN PERNIS PROFESSIONALS BLDG	75-167F HUALALAI RD KAILUA-KONA HI 96740	375004051	2	SUPPL	2/18/2020
8463	WAIAKOA ROAD CONDOMINIUM	0 WAIAKOA RD KULA HI 96790	222009091	2	B REPT	2/13/2020
8475	WAILANA ESTATES	99-1132 WAILANA PL AIEA HI 96701	199006021	2	B REPT	2/11/2020

0	Preliminary Reports
0	Contingent Final Reports
0	Final Reports
2	Supplementary Reports
19	B Reports
3	B Amendment Reports
24	TOTAL REPORTS

Consultants' Forum – February 5, 2020

The committee acknowledged receipt of staff's report on the February 5, 2020 condominium consultant forum.

Related Articles

The following were distributed for informational purposes: "The Growth of Condo Living", Building Management Hawaii, January 2020; and "Market Share: Community Associations Continue Upward Trend", CAI, February 11, 2020.

Program of Work: **Condominium Laws and Education**

Staff will provide educational outreach at the upcoming public event, Financial Literacy Fair, on April 3, 2020, at Bishop Square.

Records Management

Specialist Richelieu reported that the current law, §514B-52 overrules prior informal interpretations issued by the Commission. Staff is requesting clear guidance on how to handle incomplete and abandoned developer applications. The current records

retention policy does not apply to incomplete or abandoned developer's applications because such applications do not have effective dates.

Upon a motion by Commissioner Pang, seconded by Commissioner Klein, it was voted on and unanimously carried to adopt the following policy relating to incomplete or abandoned developer's applications: Incomplete applications not completed within six months of the date of the original submission are deemed abandoned. Section 514B-52, HRS. The Real Estate Branch will notify the submitter in writing after six months that the incomplete application is abandoned and provide the option for the submitter to retrieve the incomplete application within sixty days of the notification. If the submitter does not retrieve the incomplete application within sixty days of the notification, the Real Estate Branch will destroy the incomplete application. Fees for incomplete applications are nonrefundable.

Condominium
Organizations Forum:

No comments, recommendations, or concerns were received.

CETF Budget &
Finance Report:

After discussion and clarification that the budget amounts are rounded numbers, Commissioner Faulkner moved to accept the Condominium Education Trust Fund Financial Report for the period ending December 31, 2019. Commissioner Pang seconded the motion. The motion was voted on and unanimously carried.

Next Meeting:

April 8, 2020

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 Vice Chair adjourned the meeting at 9:23 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

March 24, 2020

Date

Minutes approved as is.

Minutes approved with changes; see minutes of _____

CRR:tn/