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 Review Committee  
Minutes of the March 11, 2020 Meeting  
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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  
AOUO Registrations  
Governance and  
Management:  
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;  
Hawaii, January 2020; “Time to Require Certification of AOAO [sic] Board Members”,  
Building Management Hawaii, January 2020; and CAI Hawaii Awards, February 6,  
2020.

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

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<th>PROJ #</th>
<th>PROJECT NAME</th>
<th>PROJECT ADDRESS</th>
<th>TMK #</th>
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Consultants’ Forum – February 5, 2020

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

Related Articles


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

[X] Minutes approved as is.
[ ] Minutes approved with changes; see minutes of ________________________________