

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: May 27, 2022

Time: 9:00 a.m.

Virtual Location: Virtual Videoconference Meeting – Zoom Webinar
<https://dcca-hawaii-gov.zoom.us/j/92054092906>
Phone: 1 669 900 6833
Webinar ID: 920 5409 2906

Physical Location: Real Estate Branch
King Kalakaua Building
335 Merchant Street, Room 333, Honolulu, Hawaii

Present: Michael Pang, Chair, Broker/Honolulu Commissioner
Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner
Sean Ginoza, Broker/Hawaii Island Commissioner
Russell Kyono, Broker/Kauai Commissioner
John Love, Public Member/Honolulu Commissioner – early departure
Derrick Yamane, Broker/Honolulu Commissioner
P. Denise La Costa, Broker/Maui Commissioner
Audrey Abe, Broker/Honolulu Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
Nohelani Jackson, Real Estate Specialist
Kedin Kleinhans, Senior Condominium Specialist
Benedyne Stone, Condominium Specialist
Dathan Choy, Condominium Specialist
Lorie Sides, Condominium Education Specialist
Tammy Norton, Secretary
Lessie-Mae De Ramos, Office Assistant
Shari Wong, Deputy Attorney General
Kristen Kekoa-Nakasone, Recording Secretary

Others: James McGovern
Abe Lee
Bryan Andaya
Chelsey Flesher
Ange Matsuo

The agenda for this meeting was posted on the State electronic calendar as required by HRS section 92-7(b).

A brief video regarding the virtual board meeting, including meeting procedures and helpful information regarding how members of the public can participate and interact with the board during the meeting, was played.

Call to Order: The Chair called the meeting to order at 9:05 a.m., at which time quorum was established by roll call.

The Chair announced that this meeting had a physical location and a virtual location. Chair Pang, Supervising Executive Officer Fujitani, Executive Officer Ino, and guest Ange Matsuo were in attendance in-person at the physical location. All other Commissioners were in attendance virtually and confirmed that they were present and alone.

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.

Chair Pang introduced new Senior Condominium Specialist, Kedin Kleinhans, and welcomed him to the branch. Specialist Kleinhans shared that he was previously an Executive Officer for several other PVL boards and was looking forward to working with the branch and Commission.

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 La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the minutes of the April 22, 2022, meeting.

Chair Pang announced he would be taking agenda items out of order for efficiency purposes.

Licensing – Ratification: Upon a motion by Commissioner Yamane, seconded by Commissioner Ginoza, it was voted on and unanimously carried by roll call vote to ratify the May 27, 2022, Approved Applications List.

Act 012 (SLH 2020) Relating to Professional and Vocational Licensing Trust Funds

Condominium Specialist Choy stated the study of Condominium Education Trust Fund, Real Estate Education Fund, and Real Estate Recovery Fund revealed no adjustments were necessary at this time. Chair Pang reminded the Commission that they tasked staff with this study. Commissioner Abe inquired about the projection of the Real Estate Education Fund. Real Estate Specialist Jackson responded that based on current expenses a fee increase may be warranted in the future. Commissioner La Costa asked how many real estate licensees as of today. Specialist Jackson responded there were 19,163.

The Commission's review of the Condominium Education Trust Fund, Real Estate Education Fund, and Real Estate Recovery Funds included the following:

- (1) Frequency and timing of anticipated revenue to the fund;
- (2) Identification of a reserve amount based on unanticipated revenue reductions and historical expenditures;
- (3) Anticipated expenses paid, including recovery payouts during a biennial budget cycle;
- (4) Unanticipated natural disasters or catastrophic weather events that may increase fund payments; and
- (5) Any statutory adjustments to fund payout amounts.

Upon a motion by Commissioner Pang, seconded by Commissioner La Costa, it was voted on and unanimously carried by roll call vote to approve the recommendation to maintain current funding levels of the Condominium Education Trust Fund, Real Estate Education Fund and Real Estate Recovery Fund, including the ongoing 50% discount for AOOU re-registrations, and to evaluate all funds at the end of every odd numbered year to determine whether a course of action is necessary to increase or decrease fund reserves.

Committees and
Program of Work:

Laws and Rules Review Committee
Condominium Review Committee
Education Review Committee

Laws and Rules Review Committee

Report on the 2022 ARELLO Mid-Year Meetings

Commissioner La Costa stated that the ARELLO Mid-Year was a great meeting and learned of a love letter lawsuit in Oregon that may set a precedence. Commissioner Andrews asked if the Commission would discuss love letters in the future. Commissioner Pang responded that the Commission could work with the Hawaii Association of REALTORS® concerning future legislation.

Commissioner Senter asked if Illinois and Maryland were currently accepting cryptocurrency. Commissioner La Costa confirmed that they were.

Condominium Review Committee

Final Report on the Study of the 1989 Legislative Reference Bureau Report, "Condominium Governance – An Examination of Some Issues"

Condominium Specialist Benedyne Stone informed the Commission that this final report satisfies the terms of the contract with Mr. Morris, and recommended acceptance of the final report and adoption to amend the current Developer's Public Report form.

Commissioner Abe inquired about Mr. Morris's proposal to highlight the condominium governance information by "adding a new, separate page listing the governance information available from the Commission at its website". Commissioner Abe also inquired about the availability of Developer's Public Reports (DPR) for future condominium buyers on the Real Estate Branch website. Condominium Specialist Choy confirmed all DPRs from project number 1 to current was available and located on the website. Commissioner La Costa suggested that perhaps the DPR could be included in the M1 section of the Hawaii Association of REALTORS® standard form.

Upon a motion by Commissioner Pang, seconded by Commissioner La Costa, it was voted on and unanimously carried by roll call vote to approve the Final Report on the Study of the 1989 Legislative Reference Bureau Report, "Condominium Governance – An Examination of Some Issues" and to adopt the recommendation to amend the current Developer's Public Report form to highlight the resources available from the Real Estate Branch on the subject of condominium governance for prospective purchasers.

Procured Contract with CAI Hawaii

Upon a motion by Commissioner Pang, seconded by Commissioner Andrews, it was voted on and unanimously carried by roll call vote to enter into a contract, including the budgeted amount of not more than \$49,000 per contract year, with the procured provider Community Associations Institute Hawaii Chapter to deliver and administer condominium seminars and educational sessions.

Education Review Committee

Continuing Education: Administration, Curriculum, Courses, Provider, and Instructors

Administrative Issues – 2021-2022 Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner Pang, seconded by Commissioner Ginoza, it was voted on and unanimously carried by roll call vote to ratify the following May 27, 2022, Continuing Education Providers and Courses Ratification List:

<u>Registration/Certification</u>	<u>Effective Date</u>
Courses	
"Real Estate Market Cycles and Trends" (3 credits/online) (McKissock, LLC/ARELLO)	04/05/2022
"Roadmap to Success: Business Planning for Real Estate Professionals" (3 credits/online) (Coldwell Banker Pacific Properties Real Estate School)	04/05/2022
"Current Issues: Cooperation, Negotiation, iBuyers and Disaster Preparedness" (3 credits/online) (Coldwell Banker Pacific Properties Real Estate School)	04/26/2022
"Second Home Ownership: Trends, Options and Opportunities" (3 credits/online) (Coldwell Banker Pacific Properties Real Estate School)	04/26/2022
"Technology Tools, Trends and Risk Management" (3 credits/online) (Coldwell Banker Pacific Properties Real Estate School)	04/26/2022
"Implicit Bias Awareness and Cultural Competency" (4 credits/online) (McKissock, LLC)	05/10/2022

Continuing Education: Senior Real Estate Specialist Fujimura informed the Commission that continuing education courses are required to contain one interactive component per every one hour of coursework. Specialist Fujimura confirmed that Ms. Stevenson added the interactive component to the courses "Government Loan Programs for Real Estate Professionals", "Mortgage Fraud and Current Trends", "The Mortgage Loan Process for Real Estate Professionals", "New Construction Loans for Real Estate Agents", and "Flipping Houses: An Agents Guide to Working with Investors".

Commissioner Senter requested Ms. Stevenson add a disclosure to each course reminding attendees that Hawaii law requires a mortgage broker or solicitor license to engage in mortgage loan activities.

Course – "Government Loan Programs for Real Estate Professionals"; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Category – Finance; Clock Hours – 3

Commissioner Pang moved to approve, subject to the addition of a mortgage broker or solicitor license disclosure and acceptable interactive detail for the course "Government Loan Programs for Real Estate Professionals", as a 3-credit hour continuing education elective course under the course category – finance. The motion was seconded by Commissioner La Costa. The motion was voted on and unanimously carried by roll call vote.

Course – "Mortgage Fraud and Current Trends"; Author/Owner: Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Categories – Finance, Risk Management; Clock Hours – 3

Commissioner Pang moved to approve, subject to the addition of a mortgage broker or solicitor license disclosure and acceptable interactive detail for the course "Mortgage Fraud and Current Trends", as a 3-credit hour continuing education elective course under the course categories – finance, risk management. The motion was seconded by Commissioner La Costa. The motion was voted on and unanimously carried by roll call vote.

Course – "The Mortgage Loan Process for Real Estate Professionals"; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Category – Finance; Clock Hours – 3

Commissioner Pang moved to approve, subject to the addition of a mortgage broker or solicitor license disclosure and acceptable interactive detail for the course "The Mortgage Loan Process for Real Estate Professionals", as a 3-credit hour continuing education elective course under the course category – finance. The motion was seconded by Commissioner La Costa. The motion was voted on and unanimously carried by roll call vote.

Course – "New Construction Loans for Real Estate Agents"; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Categories – Finance, Property Ownership and Development; Clock Hours – 3

Commissioner Pang moved to approve, subject to the addition of a mortgage broker or solicitor license disclosure and acceptable interactive detail for the course "New Construction Loans for Real Estate Agents", as a 3-credit hour continuing education elective course under the course categories – finance, property ownership and development. The motion was seconded by Commissioner La Costa. The motion was voted on and unanimously carried by roll call vote.

Course – "Flipping Houses: An Agents Guide to Working with Investors"; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Categories – Investment, Property Ownership and Development; Clock Hours – 3

Commissioner Pang moved to approve, subject to the addition of a mortgage broker or solicitor license disclosure and acceptable interactive detail for the course "Flipping Houses: An Agents Guide to Working with Investors", as a 3-credit hour continuing education elective course under the course categories – investment, property ownership and development. The motion was seconded by Commissioner La Costa. The motion was voted on and unanimously carried by roll call vote.

Course – "Understanding the Economics of Hawaii's Housing Market"; Author/Owner – Bryan Andaya; Provider – Eddie Flores Real Estate Continuing Education; Course Categories – Finance, Property Ownership and Development, Other: Economics, the Housing Market and Affordability; Clock Hours – 3

Commissioner Senter informed the Commission that she knows Mr. Andaya and she previously worked for Eddie Flores Real Estate Continuing Education but can make a fair and impartial decision in this matter.

Mr. Andaya was present via teleconference and informed the Commission that this course was developed to help agents better understand the Hawaii housing market.

Upon a motion by Commissioner Kyono, seconded by Commissioner Andrews, it was voted on and unanimously carried by roll call vote to approve the course "Understanding the Economics of Hawaii's Housing Market", as a 3-credit hour continuing education elective course under the course categories – finance, property ownership and development, other: economics, the housing market and affordability.

Mr. Lee was present via teleconference and informed the Commission that the courses "Updated Listing & Purchase Contract Part 1 – Paragraphs A – D", "Updated Purchase Contract Part 2 – Paragraphs E - I", and "Updated Purchase Contract 3 – Paragraphs J – T", were revised and he hoped the information was helpful to old and new agents.

Course – "Updated Listing & Purchase Contract Part 1 – Paragraphs A – D"; Author/Owner – Abraham Lee; Provider – Abe Lee Seminars; Course Category – Contracts; Clock Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner Abe, it was voted on and unanimously carried by roll call vote to approve the course "Updated Listing & Purchase Contract Part 1 – Paragraphs A – D", as a 3-credit hour continuing education elective course under the course category – contracts.

Course – "Updated Purchase Contract Part 2 – Paragraphs E - I"; Author/Owner – Abraham Lee; Provider – Abe Lee Seminars; Course Category – Contracts; Clock Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner Abe, it was voted on and unanimously carried by roll call vote to approve the course "Updated Purchase Contract Part 2 – Paragraphs E - I", as a 3-credit hour continuing education elective course under the course category – contracts.

Course – "Updated Purchase Contract 3 – Paragraphs J – T"; Author/Owner – Abraham Lee; Provider – Abe Lee Seminars; Course Category – Contracts; Clock Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner Abe, it was voted on and unanimously carried by roll call vote to approve the course "Updated Purchase Contract 3 – Paragraphs J – T", as a 3-credit hour continuing education elective course under the course category – contracts.

Administration of Examinations – Remote Proctoring Statistics 4/1/22 - 4/30/22

PSI submitted the monthly proctoring statistics as requested.

Ad Hoc Committee on Education (ACE) Core B 2021-2022, "Ditch the 'Mis' in Misrepresentation" – Drafts 1 and 2, Report of 4-18-22 meeting

Specialist Fujimura informed the Commission that the final draft of Core B 2021-2022 was in progress and that in-person and online classes are on-target to begin on July 1, 2022. The Train-the-Trainer for Core B is scheduled to be held on June 21, 2022.

Upon a motion by Commissioner La Costa, seconded by Commissioner Abe, it was voted on and unanimously carried by roll call vote to approve Drafts 1 and 2 of Core B 2021-2022, "Ditch the 'Mis' in Misrepresentation".

Specialist Fujimura informed the Commission that the May 2022 Real Estate Commission Bulletin was distributed

Licensing –
Applications:

The Chair 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.

Gary Lee Cable

After review of the information provided by the applicant, Commissioner Pang moved to approve the real estate salesperson license of Gary Lee Cable. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried by roll call vote.

Valerie Ann Leon

After review of the information provided by the applicant, Commissioner Pang moved to approve the real estate salesperson license of Valerie Ann Leon, with conditions. Commissioner La Costa seconded the motion. The motion was voted on and unanimously carried by roll call vote.

The conditional real estate salesperson license is approved for the Applicant, subject to the following conditions:

1. That during the term of this conditional license, any violation of the terms shall be grounds for revocation of license.
2. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
3. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
4. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.
5. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitting a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attach the signed conditional letter by the new PB may result in disciplinary action.
6. That the satisfaction of the Applicant from said conditions shall not change any terms of the conditional license.
7. That upon completion of terms, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

Ryan Andrew Paulo

After review of the information provided by the applicant, Commissioner Pang moved to approve the real estate salesperson license of Ryan Andrew Paulo. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried by roll call vote.

Clifton S. Botelho

After review of the information provided by the applicant, Commissioner Pang moved to approve the real estate salesperson license of Clifton S. Botelho. Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried by roll call vote.

James Kevin McGovern

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

Mr. McGovern informed the Commission that he provided written information and explanation regarding his bankruptcy, that he did not have access to additional court documents due to his laptops crashing, and that obtaining those documents would take 6 to 8 weeks. Mr. McGovern stated that this happened many years ago and the matter was discharged.

Executive Session:

Upon a motion by Commissioner Pang, seconded by Commissioner Andrews, it was voted on and unanimously carried by roll call vote to enter into executive session, pursuant to section 92-5(a) (1), HRS, "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both.", and/or 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/or 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 Senter, it was voted on and unanimously carried by roll call vote to move out of executive session.

**Licensing –
Applications:**

James Kevin McGovern

Commissioner Pang thanked Mr. McGovern for his patience and asked if he had anything further to add in support of his application. Mr. McGovern responded that he was semi-retired, planned on staying in Maui, and worked in real estate in the past. He believes he meets the credibility requirements to be a real estate salesperson, and stated the bankruptcy discharge he provided is clearly pertinent. The bankruptcy was a result of the recession, and that the judge advised him to convert his Chapter 13 to a Chapter 7. Mr. McGovern stated there were no other issues, nothing further to review, and asked the Commission to consider the document of adjudication that he submitted as acceptable and adequate. Any other documents are immaterial and may be pertinent to the Commission but is not material in his role as a real estate salesperson. He added that he would retrieve documents from the U.S. Bankruptcy Court if the Commission deemed it necessary.

Commissioner Pang referred to the applicant's 2014 conviction and confirmed that his payment plan was still on-going. Mr. McGovern responded that the matter was not adjudicated until January 2016 and was not able to make payment then as he failed to receive any money from a sale. He added that as a result of the inquiry by Specialist Fujimura, he has now started a payment plan and intends to fulfill this obligation. Commissioner Pang asked if the applicant forgot about this debt. Mr. McGovern answered he did not forget, and it was the pandemic that did not allow him to pay.

Commissioner Pang referred to the applicant's preliminary decision real estate salesperson application that was submitted in March 2021, and noted the applicant answered "No" to all application questions. Commissioner Pang referred to the subsequent application for real estate salesperson license that was submitted in April 2022, and noted the applicant answered "Yes" to all of the same questions. Mr. McGovern responded that he started his initial application in 2015 and was informed by Lorrin Kau that misdemeanors should not be a problem, and because his driving while intoxicated charge was not adjudicated he should submit a preliminary decision real estate application. He discovered after he submitted that application that he also had an outstanding license matter in Arizona. Mr. McGovern stated he gave the application to an assistant to complete for him, now realizes that was a mistake, apologizes, and takes responsibility. He added that he can make a payment to the real estate recovery fund for this error.

Commissioner Pang inquired if the applicant's wife took any action against him. Mr. McGovern responded his wife only took divorce action and the reason he filed for bankruptcy was to protect her, her retirement, and other assets.

Upon a motion by Commissioner Pang, seconded by Commissioner Ginoza, it was moved and unanimously carried by roll call vote to take the matter under advisement.

Eric J. Youn

After review of the information provided by the applicant, Commissioner Pang moved to most likely approve the real estate salesperson's license of Eric J. Youn. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried by roll call vote.

Kanoenani Castro aka Kanoenani Ishibashi

Chair Pang informed the Commission that Ms. Castro did not submit all necessary documents and moved to defer this preliminary decision salesperson application. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried by roll call vote.

Chelsey L. Flesher

Ms. Flesher was present via teleconference and was asked if she wished to have her preliminary decision application for real estate salesperson considered in executive session. She accepted the offer.

Commissioner Love departed the meeting at 10:53 a.m. due to a prior commitment.

Executive Session:

Upon a motion by Commissioner Pang, seconded by Commissioner Ginoza, it was voted on and unanimously carried by roll call vote to enter into executive session, pursuant to section 92-5(a) (1), HRS, "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both.", and/or 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/or 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 Senter, it was voted on and unanimously carried by roll call vote to move out of executive session.

Licensing –
Applications:

Chelsey L. Flesher

After review of the information and testimony presented by the applicant, Commissioner Pang moved to most likely approve the real estate salesperson's license of Chelsey L. Flesher, with the inclusion of Hawaii Real Estate licensing statutes in the approval letter to ensure the applicant does not engage in certain real estate activities, and that no laws are being violated. Commissioner La Costa seconded the motion. The motion was voted on and unanimously carried by roll call vote.

James Kevin McGovern

After review of the information and testimony presented by the applicant, Commissioner Pang moved to defer the application for real estate salesperson of James Kevin McGovern until the applicant provides additional documentation pertaining to his 2008 bankruptcy. Commissioner Abe seconded the motion. The motion was voted on and unanimously carried by roll call vote.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 11:43 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate Salesperson's License of Gordon Heinicke:
REC 2021-168-L; REC 2021-238-L; REC 2021-254-L; REC 2021-285-L; REC
2021-286-L; REC 2021-287-L**

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of James M. Merrell: REC 2021-168-L; REC 2021-238-L; REC 2021-254-L; REC 2021-285-L; REC 2021-286-L; REC 2021-287-L

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Touchstone Properties, Ltd.: REC 2021-168-L

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Touchstone Properties, Ltd.: REC 2021-238-L

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Touchstone Properties, Ltd.: REC 2021-254-L

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Touchstone Properties, Ltd.: REC 2021-285-L

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Touchstone Properties, Ltd.: REC 2021-286-L

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Touchstone Properties, Ltd.: REC 2021-287-L

Upon a motion by Commissioner Pang, seconded by Commissioner Kyono, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Certified Management, Inc.: REC 2020-447-L

Upon a motion by Commissioner Pang, seconded by Commissioner Abe, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Quam Properties Hawaii, Inc.: REC 2021-255-L

Upon a motion by Commissioner Pang, seconded by Commissioner Ginoza, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Licenses of Nancy S. Cabral, and Day-Lum Rentals & Management Inc., dba Day-Lum Rentals: REC 2013-378-L

Upon a motion by Commissioner Pang, seconded by Commissioner Abe, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Licenses of Bill Ramsey, Inc. and Tisha A. Ramsey: REC 2021-122-L

Upon a motion by Commissioner Pang, seconded by Commissioner Andrews, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Licenses of Kailua Beach Realty Ltd.; Yukie M.L. Pakele; and Timothy Murray: REC 2020-191-L

Upon a motion by Commissioner Pang, seconded by Commissioner Andrews, it was voted on and unanimously carried by roll call vote to accept the settlement agreement.

In the Matter of the Real Estate Salesperson's License of Wendy M. Walker, doing business as Wendy Walker: REC 2021-264-L

Upon a motion by Commissioner Pang, seconded by Commissioner Ginoza, it was voted on by roll call vote to accept the settlement agreement. Commissioners Pang, Abe, Ginoza, Kyono, La Costa, Senter, and Yamane voted aye. Commissioner Andrews recused herself from the vote. The motion passed.

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 11:55 a.m.

Next Meeting: Friday, June 24, 2022
9:00 a.m.

Virtual Location: Virtual Videoconference Meeting – Zoom Webinar
Physical Location: Real Estate Branch
King Kalakaua Building
335 Merchant Street, Room 333
Honolulu, Hawaii

Adjournment: With no further business to discuss, the meeting was adjourned at 11:56 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

June 3, 2022

Date

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

MI:kkn

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON MAY 27, 2022

<u>Brokers – Individual</u>	<u>Effective Date</u>
Shelby Catalina Puakukui Kihara aka Shelby Kihara	04/07/2022
Keiko Yamagishi	04/13/2022
Arthur Dalit Valera Jr	04/21/2022
Jesse Michael Suarez	04/26/2022
Daniel Bert Kurisu aka Daniel B Kurisu	05/02/2022
Natasha Jean Kawehionapua Silva aka Natasha J K Silva	05/06/2022
Hui Yu aka Agnes Yu	05/11/2022
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Renato M Besabe aka Renato Besabe	03/29/2022
Rika Kawanoue Smith aka Rika Smith	04/01/2022
Matthew John Irwin	04/01/2022
Amy Christine Goucher aka Amy Goucher	04/01/2022
Steven Brent Ragan aka Brent Ragan	04/06/2022
Lisa Ann Aipa	04/07/2022
Robert Louis Branco aka Robert Branco	04/07/2022
James Keng-Hui Lin aka James Lin	04/07/2022
William Randolph Trager	04/07/2022
Brina Anderson	04/07/2022
Renee Amey	04/07/2022
Mizuki Kearney	04/08/2022
Dianna Lea Harrelson	04/08/2022
Brande Lynn Dutton aka Brande Dutton	04/08/2022
Randi Marie Crafton	04/08/2022
Johntin Duc Nguyen aka Johntin Nguyen	04/08/2022
Christine Ferrer Perry aka Christine Perry	04/08/2022
Jeffrey Paul Auw aka Jeff Auw	04/08/2022
Gavin Nathaniel Welling aka Gavin Welling	04/11/2022
Ran Kathy Oikawa aka Ran Oikawa	04/11/2022
Samuel Irwin Vedder aka Sam Vedder	04/11/2022
Rachel Louise Van Lom aka Rachel Van Lom	04/11/2022

Sydney Danielle Sparks aka Sydney Sparks	04/11/2022
Farray Annette Rodgers aka Farray Rodgers	04/11/2022
Jacquelyn Ruth Nauen	04/11/2022
Aja Murillo	04/12/2022
Rose Yvonne Serna	04/12/2022
Susan Harragan Demarest aka Susan Demarest	04/12/2022
Tracy Lynn Vierra aka Tracy Vierra	04/12/2022
Frank Mataitoa Leota aka F Mataitoa Leota	04/12/2022
Madalyn Groulx	04/12/2022
Craig A Von Ende	04/12/2022
Shantelle K Namuo aka Kawehi Namuo	04/13/2022
Evan MacWesley Berg aka Evan M Berg	04/13/2022
Chelsea Kehaulani Iannaccio aka Chelsea Iannaccio	04/13/2022
Joanna Krizel Tuazon Mabalot aka Joanna Krizel T Mabalot	04/13/2022
Catherine J Blackley aka Cathy Blackley	04/13/2022
Nicole Ann Paakaula aka Nikki Paakaula	04/13/2022
Carol A Parker	04/14/2022
Joey Fred Wray aka Joey F Wray	04/14/2022
Keith LaMonte Johnson	04/14/2022
Mackenzie Lyn Farley aka Mackenzie Farley	04/14/2022
Joshua Henry Hawkins aka Joshua Hawkins	04/14/2022
Yong Shin Kim aka Cathy Kim	04/14/2022
Codi Kaimana Fabella	04/14/2022
Isaac Haedon Choe aka Isaac Choe	04/18/2022
Kelly Read Smith aka Kelly R Smith	04/18/2022
Sayaka Endo Gooden aka Saya Gooden	04/18/2022
Cindy Gong	04/18/2022
Ryan Andrew Walker aka Ryan Walker	04/19/2022
Martha Rea Moreira aka Martha Moreira	04/19/2022
Lasina P Martin aka Lasina Martin	04/19/2022
Mona-Ann Rivera Prince aka Mo Prince	04/19/2022
Lara Jill Ford aka Lara Ford	04/21/2022

Michael Scott Shaw Tuchfarber aka Michael Tuchfarber	04/21/2022
Angela Marie Bianchini	04/21/2022
Carlton Peter Yim aka Carlton Yim	04/22/2022
Karina Maria Vedder aka Karina Vedder	04/22/2022
Valeriano Felix Martin aka Val Martin	04/22/2022
Cynthia Lee Williams aka Lee Williams	04/25/2022
Lucia Annabella Quirin aka Lucia A Quirin	04/25/2022
Frederick Moore	04/25/2022
Ashley-Loriane B N L S Miller aka Ashley-Loriane Miller	04/25/2022
Scott Rodger Connelly	04/25/2022
Shane Robert Jones	04/25/2022
Rebecca Marie Geibel	04/25/2022
Breanne Mee Lai Fukumoto aka Breanne Fukumoto	04/25/2022
Christie Mariko Busto aka Christie Busto	04/25/2022
Jodie Powell Austin aka Jodie P Austin	04/25/2022
Sumiyo Narita Corral	04/26/2022
David Edward Varvaro	04/26/2022
Margaret Elizabeth Heath aka Meg Heath	04/27/2022
Taylor Kamalani Aweau aka Kamalani Aweau	04/27/2022
Bobby Joe Bean Jr	04/28/2022
Jinmuk Lim	04/28/2022
Debra Irma Rocha aka Debra Rocha	04/28/2022
Daniel George Schleif aka Daniel Schleif	04/29/2022
Hyeja Kwak Hashimoto aka Helen Leewon Hashimoto	04/29/2022
Rosemarie G Ancheta aka Rose Ancheta	05/02/2022
Louis Carroll Stitt	05/02/2022
Gilson Tonin	05/02/2022
Jerome Anthony Curioso Rosacia aka Jerome Rosacia	05/02/2022
Susannah Rose Sakai aka Rose Sakai	05/02/2022
Nalani Kawaakoa Mataia	05/02/2022
Micah Yukio Matsumoto aka Micah Matsumoto	05/04/2022
Christina Mistry	05/04/2022
Shanna Aiko Conley aka Shanna A Conley	05/05/2022
BillieJean Cheryl-Lynn Brown	05/05/2022

John Wang	05/06/2022
Christian J David Monik aka Christian Monik	05/06/2022
Katelyn Wiseheart Mayer aka Katelyn Mayer	05/06/2022
Sandy Maile Lippertz aka Sandy Lippertz	05/06/2022
Jotasha Antwanette Krueger	05/06/2022
Sunshine A Bertram aka Sunshine Bertram	05/06/2022
Jacob Miles Sackett	05/06/2022
Kristin Nalani Chong	05/09/2022
Lysha Yoshiko Ano'i Pua Kamisato Wernig aka Lysha Kamisato Wernig	05/09/2022
Kiana M N C Pamatigan aka Kiana Pamatigan	05/10/2022
Inna Zhivotkov	05/10/2022
Rachel Smith Kofron	05/11/2022
Alexander R Jampel aka Alexander Jampel	05/11/2022
Lon Ho	05/11/2022
Guy Allen Harshman	05/11/2022
Tyler Joseph Burke aka Tyler Burke	05/11/2022
Landen Barry Cammack	05/12/2022
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
K' Kokua Inc dba K'Kokua Realty Keiko Yamagishi, PB	04/13/2022
Alii Hawaii Realty Inc Sandy Xay, PB	04/22/2022
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Connect Hawaii LLC Minoo Elison, PB	04/08/2022
Rust Realty LLC Kathy Rust, PB	04/18/2022
Hawaii Brokers LLC dba Hawaii Brokers Katie Minkus, PB	04/26/2022
Town and Country Real Estate LLC Anthony W Groman, PB	04/27/2022
Valera & Associates LLC Arthur Dalit Valera Jr, PB	05/03/2022
<u>Branch Office</u>	<u>Effective Date</u>
Gather Vacations Inc	01/08/2022
<u>Trade Name</u>	<u>Effective Date</u>
Nathan Fong Properties LLC dba Institutional Properties Hawaii	04/12/2022
The Commercial Group LLC dba The Home Group	04/18/2022

<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
Upside Partners Inc nka Gather Vacations Inc dba Elite Pacific fka Upside Partners Inc	04/20/2022
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Joseph Ordinario nka Joe Extra Ordinario fka Joseph Ordinario	04/08/2022
Heather D Wilkinson nka Heather Dawn Stella fka Heather D Wilkinson	04/11/2022
Sasha L Heath nka Sasha Leanne Kapuananilei Haukoloa fka Sasha L Heath	04/12/2022
Megan MacArthur Bonnici nka Megan J MacArthur fka Megan MacArthur Bonnici	04/13/2022
Savanica S Nachor nka Savanica S Johnsen fka Savanica S Nachor	04/18/2022
Junko T Partridge nka Junko Toshida fka Junko T Partridge	04/19/2022
Rosey A Tuttle nka Rosey Ann Bryant fka Rosey A Tuttle	04/19/2022
Jenna B Forti nka Jenna B Lau fka Jenna B Forti	04/23/2022
Ellen Jin R Kaufman nka Ellen Jin Ramantin fka Ellen Jin R Kaufman	04/27/2022
Ka Se Kang Pham nka Kayo Shinnou Pham fka Ka Se Kang Pham	04/28/2022
Kayo Shinnou Pham nka Kayo Shinnou fka Kayo Shinnou Pham	04/28/2022
Iris S Rei nka Iris S Shimauchi fka Iris S Rei	05/04/2022
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
James Raymond Beers aka Jim Beers fka James Raymond Beers	03/29/2022
Zhongli Yu aka Jolie Yu fka Zhongli Yu	04/02/2022
Angela Elisa Gonza'lez-Troxel aka Angela Gonza'lez-Troxel fka Angela Elisa Gonza'lez-Troxel	04/07/2022

Modesto D Tadiarca Jr aka Jun Tadiarca fka Modesto D Tadiarca Jr	04/07/2022
Heather D Wilkinson nka Heather Dawn Stella fka Heather Wilkinson	04/11/2022
Sasha L Heath nka Sasha Leanne Kapuananilei Haukoloa fka Sasha L Heath	04/12/2022
Savanica S Nachor nka Savanica S Johansen fka Savanica Nachor	04/18/2022
Sandra R O Tsujimura aka Sandra "Sandy" R O Tsujimura fka Sandra R O Tsujimura	04/18/2022
Rosey A Tuttle nka Rosey Bryant fka Rosey Tuttle	04/19/2022
Douglas A Ward Jr aka Doug Ward fka Douglas A Ward Jr	04/21/2022
Ellen Jin R Kaufman aka Ellen Jin Ramantin fka Ellen Jin R Kaufman	04/27/2022
Kyra M Bronson aka Kyra Bronson fka Kyra M Bronson	05/06/2022
Amber M Lee aka Amber Lee fka Amber M Lee	05/11/2022

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Jessica Shiraldi Delhonte	04/11/2024
Antonio Tommaso Laudadio	04/11/2024
Candy Spitzer	04/11/2024
Terin Vu	04/11/2024
Jennifer Joann Roseberry	04/12/2024
Thomas John Karras	04/14/2024
Steven Doria Kilgore	04/19/2024
Tamika Lynn Caldwell	04/20/2024
Ivy Mae Marvin	04/20/2024
Joshua Thomas Blee	04/21/2024
Allisha Furuya Marotz	04/21/2024
James Francis Rodgers	04/21/2024
Marina Anakalia Yamamoto	04/21/2024
Stephanie Jo Neitzel	04/25/2024
Kari Asuncion	04/26/2024
Avery Jin-Wei Chern	04/26/2024
Calvert Graham Chipchase IV	04/26/2024
Scott Lee Haase	04/26/2024
Christine Lee Ogsbury	04/26/2024
Siavosh Shahrestani	04/26/2024
Mark Davis	04/27/2024
Mark Burton	04/28/2024
Richard Preston Carter	04/28/2024
Thanh Van Thi White	04/28/2024

Patrick McKenna	05/03/2024
Kyle Tadashi Kahalekai Murata	05/03/2024
Eri Kajikawa Amuro	05/04/2024
Chance Mitchell Clauss	05/04/2024
Soojean Hardy	05/05/2024
Jamielyn R Pagay	05/05/2024
Laura Kay Robinson	05/05/2024
Breezy Steel	05/05/2024
Chandler Garrett Vargas	05/05/2024
Laureline Caroline Colavolpe	05/06/2024
Susan E Granborg	05/06/2024
Alicia G Stearns	05/10/2024
Ronald L Stearns	05/10/2024
Jacquelyn Nicole Midwin	05/11/2024
Renee Nalani Costa Schoen	05/12/2024

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Jessica Shiraldi Delhonte	04/11/2024
Antonio Tommaso Laudadio	04/11/2024
Candy Spitzer	04/11/2024
Terin Vu	04/11/2024
Jennifer Joann Roseberry	04/12/2024
Thomas John Karras	04/14/2024
Cheryl Lynn Anderson	04/18/2024
Steven Doria Kilgore	04/19/2024
Staci Lyn McCormick	04/20/2024
Tamika Lynn Caldwell	04/20/2024
Joshua Thomas Blee	04/21/2024
James Francis Rodgers	04/21/2024
Kari Asuncion	04/26/2024
Scott Lee Haase	04/26/2024
Christine Lee Ogsbury	04/26/2024
Siavosh Shahrestani	04/26/2024
Mark Davis	04/27/2024
Thanh Van Thi White	04/28/2024
Patrick McKenna	05/03/2024
Kyle Tadashi Kahalekai Murata	05/03/2024
Chance Mitchell Clauss	05/04/2024
Soojean Hardy	05/05/2024
Jamielyn R Pagay	05/05/2024
Laura Kay Robinson	05/05/2024
Breezy Steel	05/05/2024
Chandler Garrett Vargas	05/05/2024
Laureline Caroline Colavolpe	05/06/2024
Susan E Granborg	05/06/2024
Alicia G Stearns	05/10/2024
Ronald L Stearns	05/10/2024
Needa Memon	05/12/2024

Real Estate Broker Experience Certificate

Expiration Date

Leonie Kimura Lam	04/08/2024
Candy Spitzer	04/11/2024
Anna Kim Hanson	04/12/2024
Natasha J K Silva	04/12/2024
Casey Shane Yoo	04/12/2024

Tina Bair	04/13/2024
Nicole Kaylee Bleidistel	04/14/2024
Thomas John Karras	04/14/2024
Nancy Jane Williams	04/18/2024
Steven Doria Kilgore	04/19/2024
Koji Katsuhira	04/21/2024
Sumika Koike	04/26/2024
Mark Davis	04/27/2024
Thanh Van Thi White	04/28/2024
Claude K Abou-Sayf	04/29/2024
Tasha E Akama	05/03/2024
Patrick McKenna	05/03/2024
Kay Yoo	05/03/2024
Chance Mitchell Claus	05/04/2024
Brandon Ray Holmes	05/05/2024
Breezy Steel	05/05/2024
Alicia G Stearns	05/10/2024
Lysa Dyan Tracy	05/11/2024
Steven R Bond	05/12/2024
Jeanne Hauerstock	05/12/2024
Deanna Nichole Smith	05/12/2024