

**REAL ESTATE COMMISSION MEETING**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

**AGENDA**

Date: April 21, 2023  
Time: 9:00 a.m.

Virtual Location: Virtual Videoconference Meeting – Zoom Webinar (link below)  
<https://dcca-hawaii-gov.zoom.us/j/96461428097>  
Phone: 1 669 900 6833  
Webinar ID: 964 6142 8097

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

Agenda: Posted on the State electronic calendar as required by HRS section 92-7(b).

In light of the COVID-19 pandemic, protecting the health and safety of the community is of utmost concern. If you wish to submit written testimony on any agenda item, please email your testimony to [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov) or submit by hard copy mail to: Attn: Real Estate Commission, 335 Merchant Street, Room 333, Honolulu, Hawaii 96813. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the Commission members.

**INTERNET ACCESS:**

To view the meeting and provide live oral testimony during the meeting, please use the above link. You will be asked to enter your name in order to access the meeting as an attendee. The Commission requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., \*\*\*\*\*@\*\*\*mail.com.

As an attendee, your microphone will be automatically muted by Commission staff during the meeting unless you are providing testimony. For each agenda item you wish to testify on, please click the Raise Hand button found on your Zoom screen. The Chair will individually enable each testifier to unmute their microphone. When recognized by the Chair, please unmute your microphone before speaking and mute your microphone after you finish speaking in order to prevent audio feedback.

**PHONE ACCESS:**

If you cannot get internet access, you may get audio-only access by calling the Zoom Phone Number listed at the top on the agenda. Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of the agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. So, please wait until you are admitted into the meeting.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled.

Upon request, this notice is available in alternate/accessible formats.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering "\*" and then "9" on your phone's keypad. After entering "\*" and then "9", a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing "\*" and then "6" on your phone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter "\*" and then "6" again to mute yourself.

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to five minutes of testimony per agenda item.

If connection to the meeting is lost for more than 30 minutes, the meeting will be continued on a specified date and time. This information will be provided on the Commission's website at [www.hawaii.gov/hirec](http://www.hawaii.gov/hirec).

Instructions to attend State of Hawaii virtual board meetings may be found online at <https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>

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.

1. Call to Order, Public Notice, Quorum
2. Chair's Report
3. Executive Officer's Report
  - a. Announcements  
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 any 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.
  - b. Introductions, Correspondence and Additional Distributions
  - c. Minutes of Previous Meeting
4. Licensing and Registration – Ratification

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

5. Committees and Program of Work

a. Laws and Rules Review Committee

- 1) Senate Bill No. 729 S.D.1 H.D.2 Relating to Board Members – Requires the auditor to conduct a sunrise analysis on the proposed regulatory controls for members of condominium association boards of directors. Requires the real estate commission to develop a curriculum to be made available to board members of a condominium association.
- 2) House Bill No. 1509 H.D.2 S.D.1 Relating To Common Interest Developments – Establishes a Planned Community Association Oversight Task Force within the Department of Commerce and Consumer Affairs to examine the rights afforded to condominium property regime owners under chapter 514B, Hawai'i Revised Statutes, and determine the feasibility of extending any of those rights to members of planned community associations under chapter 421J, Hawai'i Revised Statutes. Establishes a Condominium Property Regime Task Force to examine and evaluate issues regarding condominium property regimes under chapter 514B, Hawai'i Revised Statutes, and conduct an assessment of the alternative dispute resolution systems that have been established by the Legislature.
- 3) Senate Concurrent Resolution 124 – Urging The Real Estate Commission To Develop Policies And Programs To Inform And Educate Condominium Association Owners And Board Members Of Certain Matters To Promote The Efficient Administration Of Condominium Associations.

b. Condominium Review Committee

- 1) Option to Renew Contract with Community Associations Institute Hawai'i Chapter (CAI Hawai'i)
- 2) CAI Law Seminar 2023 Report

c. Education Review Committee

- 1) Continuing Education Administration, Curriculum, Courses, Provider, and Instructors
  - a) Continuing Education Core Course – 1<sup>st</sup> Draft, Core A 2023-2024, Tentative Title – 3 D: Disclose, Disclose, Disclose
  - b) Course – "The Code of Ethics: Our Promise of Professionalism"; Author/Owner – National Association of REALTORS®; Provider – Hawaii Business Training; Course Categories – Other: NAR Code of Ethics; Clock Hours – 3
- 2) Prelicensing Education Administration, Curriculum, Schools, Instructors, and Equivalency
  - a) Administrative Issues – Prelicensing Education Schools, Courses, Instructors Ratification List
- 3) Remote Proctoring Statistics 3/1/23 – 3/31/23

6. Licensing – Applications

- a. Vernon Stutts
- b. Yadder Lee

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

7. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters
  - a. In the Matter of the Real Estate Broker's License of Steven D. Weeks; REC-2019-222-L; Hearings Officer's Findings of Fact; Conclusions of Law, and Recommended Order and Commission's Final Order
  - b. In the Matter of the Real Estate Licenses of Ryan M. Okamura, a real estate broker, and Hawaii Executive Realty LLC, a real estate broker; REC 2018-44-L; REC 2018-50-L; REC 2018-170-L; REC 2018-174-L; REC 2018-224-L; REC 2018-241-L; REC 2018-258-L; REC 2019-8-L; and REC 2019-693-L; Hearings Officer's Findings of Fact, Conclusions of Law, and Recommended Order; Exhibit 1 and Commission's Final Order
8. Next Meeting: May 26, 2023
9. Adjournment

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.