



Real Estate Branch

Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters. In this email, the Commission will highlight the latest Condominium Bulletin, video resources, upcoming educational courses, update on the legislative session, and reminders about association fining procedures and proxies.

If you missed an email, all of the prior topics covered in prior informational emails are available [here](#).

Video Resources

Are you looking for assistance in what to do about water damage and insurance? How about owner inclusion at board meetings? Are you peeved about the house rules on pets? The Commission has [extensively covered these topics](#) through Condoramas, [award-winning Hawaii Condo Living Guide series](#), and various CAI Hawaii seminars. The Commission's YouTube channel has playlists of important condominium topics, such as [meetings](#), [budgeting and reserves](#), [pets and assistance animals](#), [nonjudicial foreclosure](#), and [insurance](#). These videos are free to watch at your convenience.

June 2023 Hawaii Condominium Bulletin

The latest Hawaii Condominium Bulletin has been published. The bulletin covers topics such as the reminder on the legislative study on condominium insurance premiums for fire safety compliance for a limited number of Oahu high rises, legislative update, clarification on common elements, what to consider before buying a condominium, and mediation case summaries. A link to the latest Condominium Bulletin in PDF can be reached [here](#).

Community Associations Institute Hawaii Chapter (CAI) - Educational Events

CAI Hawaii is an organization that serves the educational, business, and networking needs of associations ranging from condominiums and cooperatives to planned community associations. The Condominium Education Trust Fund (CETF) partially subsidizes a select number of CAI Hawaii condominium educational events procured by the Commission for members of registered condominium associations. These educational events are open to anyone who wishes to attend, including directors, owners, property managers, attorneys, and the general public. Please contact CAI Hawaii for attendance fees.

CAI Hawaii has an upcoming virtual GoToMeeting educational event entitled **"2023 Legislative Update"** on **Thursday, July 27**, from 12:00 PM to 1:30 PM. Visit CAI Hawaii's website and contact them for registration [here](#). Please be aware that CAI Hawaii may change the schedule and contents of their educational events and introduce new events.

Hawaii Council of Community Associations (HCCA) – Educational Events

CEB - July 2023

HCCA is a nonprofit that since October 1975 has provided educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations. The Commission does not endorse the views or activities of HCCA and has not procured any contracts with HCCA. The Commission is merely informing interested parties of their events. Please see their website at <http://hawaiicouncil.org/> for more information.

HCCA has an upcoming in person educational event, “**Legislative Update**” on **Thursday, July 20, 2023**, from 12:00 PM to 1:30 PM. They also are hosting, two days of “**Board of Director Training**” on **Saturday July 22, and July 29th**. Finally, “**Money Matters**” will be held on **Thursday, August 24, 2023**, from 12:00 PM to 1:30 PM. All events will be held in person at the [Oahu Country Club](#). These events may be sold out, but the Commission encourages condominium owners to visit [HCCA's website](#) for new events. Please be aware that HCCA may change the schedule and contents of their educational events and introduce new events.

Community Council of Maui (CCM) – Educational Events

CCM is a nonprofit, originally formed in 1991 dedicated to providing Maui’s community associations with opportunities for networking, education, and advocacy. They hold six educational seminars annually regarding community association issues. The Commission does not endorse the views or activities of CCM and has not procured any contracts with CCM. The Commission is merely informing interested parties of their events. Please see their website at <https://ccmmaui.com> for more information.

CCM has an upcoming in person educational events, “**Legislative Update**” on **Friday, September 8, 2023**, and “**Insurance**” on **Friday, October 6, 2023**, both from 9:00 AM to 1:00 PM, both at the [Marilyn Monroe House located at the King Kamehameha Golf Course Clubhouse](#). Visit CCM’s website and contact them for registration [here](#). Please be aware that CCM may change the schedule and contents of their educational events and introduce new events.

2023 Legislative Session

The legislative session opened on January 18th with nearly four dozen condominium related bills submitted for discussion and debate. Stay tuned for our upcoming Legislative 2023 update brochure for additional details!

Association Fining Procedures

Does your association have a fining process outlined in its bylaws? If the bylaws are silent, is there a board resolution that establishes procedures that state the basis for the fine, provides an appeal and hearing process, including the owner’s right to initiate dispute resolution? An association’s power to issue fines are predicated on such procedures as legally mandated pursuant to section 514B-104(a)(11), HRS. Check the bylaws or board resolution to make sure your association has properly established the mandatory procedures to exercise its fining powers.

Proxies - My Board Received a Proxy Left Blank or with Multiple Boxes Checked, What Can We Do With It?

Section 514B-123(e)(1), HRS, states, “if the proxy is returned with no box or more than one of the boxes in subparagraphs (A) through (D) checked, the **proxy shall be counted for quorum purposes only**” [emphasis added]. The statute does not allow the board or anyone else to use such a proxy for any other purposes. However, should there be remaining time, the proxy granter may revoke the proxy and resubmit a corrected proxy indicating their intended designation.

If you found any of this information helpful, please spread the word and invite other interested parties to [subscribe to the email list](#). Also, please visit our website at <http://www.hawaii.gov/hirec> for assistance in answering any questions concerning the Hawaii Real Estate Branch and all licensing issues.

If there are any further questions, please contact our office at (808) 586-2643, between the hours of 7:45 a.m. and 4:30 p.m., Hawaiian Standard Time.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational and for educational purposes, and is informal and non-binding on the Real Estate Commission and the Department of Commerce and Consumer Affairs.