



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, upcoming educational courses, a legislative update reminder, and a helpful education tool for new board members.

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

#### **September 2023 Hawaii Condominium Bulletin**

The latest Hawaii Condominium Bulletin has been published. The bulletin covers topics such as Robert's Rules of Order on meeting minutes, legislative session updates, ask the condominium specialist, and the ever-contentious issue of parking stall ownership. A link to the latest Condominium Bulletin in PDF can be reached [here](#).

#### **Community Associations Institute Hawaii Chapter (CAI) - Virtual Educational Event**

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 two upcoming virtual GoToMeeting educational event entitled "**Association Fundamentals**" on **Wednesday, October 25, 2023**, and "**Cyber Threats**" on **Thursday, December 14, 2023**, both 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 contents, times, and dates of their educational events and host new events.

#### **Hawaii Council of Community Associations (HCCA) – Virtual Educational Event**

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://hawaiiicouncil.org/> for more information.

HCCA has an upcoming educational event, **“Emergency Preparedness with Kauai, Maui, Hawaii and Oahu Fire Departments”** on **Thursday, November 9, 2023**, from 12:00 PM to 1:30 PM. This event will be held in-person at the [Oahu Country Club](#) with a webinar option for neighbor island attendees only. This event 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 event **“Power Purchase Agreements and How they Work and The County Permit Process and What has Changed”** on **Friday, November 17, 2023**, from 9:00 AM to 1:00 PM, 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.

### **Legislative Update - Reminder**

Five condominium related bills were passed into law this session, including the creation of two task forces to review alternative dispute resolution as well as extending condominium owner rights to planned development communities, and reviewing board duties and fiduciary responsibilities. Legislation includes a minimum of two years for an association to exercise its legal right of action against a developer and a pilot program for 99-year leasehold condominiums. Other laws include the development of a curriculum for board member education and training, expanded disclosures on budgets and replacement reserves, and clarification on who can be a reserve study preparer. [Please review our 2023 legislative update](#) brochure for details.

### **Attention New Board Members!**

Are you looking for a quick way to get educated about your new position? On the [Resources for Condominium Owners, Boards of Directors & Associations](#) page, look for the **Ⓟ** symbol. The **Ⓟ** circled in red signifies a brochure that board members should read to quickly get up to speed on important condominium association issues. These are quick 1-2 minute reads on various topics such as fiduciary duty, agents of the association, the business judgement rule, owner and board member rights and responsibilities, and other key information. This office recommends reading through the various brochures on the website beyond those marked with the **Ⓟ** symbol when you have time. In addition, the Commission has [an award winning series of 15 short videos](#) – all 5 minutes or less – which you can watch to become familiar with common condominium association topics.

If you found any of this information helpful, please spread the word and invite other interested parties to subscribe to the email list [here](#). Also, please visit our website at <https://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 or the Department of Commerce and Consumer Affairs.