

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 posted to the State electronic calendar and filed with the Office of the Lieutenant Governor, as required by Section 92-7(b), Hawaii Revised Statutes. A video of the meeting is available via the following link:

Date: February 23, 2024

Time: 9:00 am

Physical Location: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, 1st Floor
Honolulu, Hawaii

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

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Kristen Kekoa, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
Nohelani Jackson, Real Estate Specialist
Kedin Kleinhans, Senior Condominium Specialist
Lorie Sides, Condominium Education Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary
Colleen Mar, Office Assistant

Others: Ethel Keyes, Hawaii Association of REALTORS®
Courtney Hara, Hawaii Association of REALTORS®
Crystal Bise, Hawaii Association of REALTORS®

Absent: None

Call to Order: The Chair called the meeting to order at 9:08 a.m., at which time quorum was established by roll call.

Chair's Report: 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.

Executive Officer's
Report:

Executive Officer Ino announced that 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.

EO Ino introduced Ethel Keyes, Courtney Hara, and Crystal Bise, representing the Hawaii Association of REALTORS®. EO Ino congratulated Ms. Keyes on her upcoming retirement. Chair Yamane noted that Ms. Bise and Ms. Hara have big shoes to fill with the retirement of Ms. Keyes.

Minutes of Previous Meeting

Upon a motion by Commissioner La Costa, seconded by Commissioner Andrews, it was voted on an unanimously carried to accept the minutes of the January 26, 2024, meeting.

Committees and
Program of Work:

Laws and Rules Review Committee

Legislative and Government Participation Report

Senior Condominium Specialist Kleinhans provided a summary of companion bills, HB 1814, HD1 and SB 2726, SD1.

HB 1814 HD1 - Requires the Legislative Reference Bureau to conduct a study on how certain other states approach the following subjects as they relate to condominiums: an ombudsman, licenses for management, alternate dispute resolution, governmental regulation, owner education, and owner access to documents. Appropriates funds. Extends the deadline for the final report and the cease date for the Condominium Property Regime Task Force to 6/30/2026. Effective 7/1/3000. (HD1)

SB 2726 SD1 - Requires the Legislative Reference Bureau to conduct a study on how certain other states approach the following subjects as they relate to condominiums: ombudsman programs, licensing for management, alternative dispute resolution, governmental regulation, owner education, and owner access to documents. Makes an appropriation. Declares that the general fund expenditure ceiling is exceeded. (SD1)

Specialist Kleinhans reported that both bills require the Legislative Reference Bureau to conduct a study on how certain states approach subjects as they relate to condominiums and condominium governance. Both bills include a very broad study. Whether a condominium ombudsman would be affective, what licenses would be required for condominium management, differences between alternative dispute resolution programs, how other states and jurisdictions handle their regulation, owner education, and owner access to documents. Around 2015 or 2016 the Commission provided testimony recommending that LRB do a study on these same issues because of condominium bills being introduced. The recommendation was echoed by the Condominium Property Regime Task Force which was established in

2023 by Act 189. The difference between HB 1814 HD1 and SB 2726 SD1 is that the House Bill extends the sunset date of the Condominium Property Regime Task Force to June 30, 2026, instead of 2025.

Commissioner La Costa commented that should there be an opportunity to amend the language, to amend line 17, page 2, from "Requirements for owner education at the point of sale..." to "Requirements for new owner education at the point of sale...."

Commissioner Abe questioned the jurisdictions to be studied. Specialist Kleinhans responded that the bill includes 5 states with the option to include any other jurisdiction deemed relevant by LRB.

Education Review Committee

Administrative Issues – Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner Ginoza, seconded by Commissioner Kyono, it was voted on and unanimously carried to ratify the February 23, 2024, Continuing Education Providers and Courses Ratification List:

<u>Registration/Certification</u>	<u>Effective Date</u>
Courses	
"Condominium Refresher: A Survey of Commonly Disputed Issues" (3 credits) (Bryan Andaya)	01/16/2024
"Cybersecurity: Protecting the Real Estate Transaction" (3 credits/ARELLO) (Colibri Real Estate, LLC)	02/01/2024
"Property Condition Discovery and Disclosure Compliance" (3 credits/ARELLO) (Colibri Real Estate, LLC)	02/01/2024
"Serving Generational Clients" (3 credits/ARELLO) (Colibri Real Estate, LLC)	02/01/2024
"Workforce Housing: Solutions for Homes and Financing" (3 credits/ARELLO) (Colibri Real Estate, LLC)	02/01/2024

Course – "Honesty and Competency in the Code of Ethics"; Author/Owner – Honolulu Board of REALTORS®; Provider – Honolulu Board of REALTORS®; Course Categories – Dispute Resolution; Clock Hours – 3

Commission members commented that the course submission looked to be an excellent course. It was presented clearly with well-done case studies and should be a good way for licensees to continue their post education.

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to approve "Honesty and Competency in the Code of Ethics", as a three-credit hour continuing education elective course under the course category dispute resolution.

Administrative Issues – Prelicensing Education Schools and Instructors Ratification List

Upon a motion by Commissioner Ginoza, seconded by Commissioner La Costa, it was voted on and unanimously carried to ratify the February 23, 2024, Prelicensing Education Schools and Instructors Ratification List:

<u>Registration/Certification</u>	<u>Effective Date</u>
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Schools

Wong Way Real Estate Academy (Salesperson Curriculum)	01/22/2024
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Administration of Examinations

Licensing Examination Statistics 1/1/24 – 1/31/24

PSI submitted the monthly licensing examination statistics as requested.

School Pass/Fail Rates – 1/1/24 – 1/31/24

PSI submitted the monthly school pass/fail rates statistics as requested.

School Summary by Test Category – 1/1/24 – 1/31/24

PSI submitted the monthly school summary by test category statistics as requested.

Licensing –
Ratification:

Upon a motion by Commissioner Emery, seconded by Commissioner Ginoza, it was voted on and unanimously carried to ratify the February 23, 2024, Approved Applications List.

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.

Brian Robert Paris

After a review of the information provided, Commissioner Abe moved to approve the real estate salesperson license for Brian Robert Paris. Commissioner Emery seconded the motion. The motion was voted on and unanimously carried.

Jennifer Ann Renfro

Staff noted that Ms. Renfro's application was deferred from the January 26, 2024, Real Estate Commission meeting for receipt of completed documents. Staff confirmed that the fully executed documents have been received.

After a review of the information provided, Commissioner Abe moved to approve the real estate salesperson license for Jennifer Ann Renfro with conditions.

Commissioner La Costa seconded the motion. The motion was voted on and unanimously carried.

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 of the payment plan by the Applicant, 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 payment plan shall not change any terms of the conditional license.
7. That upon completion of the payment plan, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

Laurent Rene Brian Zahnd

After a review of the information provided, Commissioner Andrews moved to most likely approve the real estate salesperson license for Laurent Rene Brian Zahnd. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 9:42 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

In the Matter of the Real Estate Brokers' Licenses of Kenneth M. Mucha dba Ken M. Mucha and Arrived LLC, dba Ahh! Aloha Kauai Vacation Services; REC 2022-97-L; Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order

Commissioner Emery moved to accept the settlement agreement after filing of petition for disciplinary action and commission's final order. Commissioner Abe seconded the motion. Chair Yamane, Commissioners Ginoza, Love, Kyono, and Senter voted aye. Commissioners Andrews and La Costa voted nay. The motion passed.

Following the Commission's review, deliberation, and decision in this matter, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening its scheduled meeting at 9:51 a.m.

Next Meeting: Friday, March 22, 2024

Physical Location: Real Estate Branch
King Kalakaua Building
Queen Liliuokalani Conference Room
335 Merchant Street, First Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, the meeting was adjourned at 9:52 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

February 29, 2024

Date

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

MI:tn

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON February 23, 2024

<u>Brokers – Individual</u>	<u>Effective Date</u>
Cynthia M K Davenport aka Ceci M K Davenport	01/05/2024
Jinny D Cloward	01/08/2024
Jesse N Kaneshiro	01/09/2024
Christopher J Nichols aka Chris Nichols	01/16/2024
Irina Koroleva	01/16/2024
Crystal Wah-Pik Lui Young	01/16/2024
Margaret Rose Walker aka Margaret R Walker	01/17/2024
Katrina E Balmaceda	01/17/2024
Myra Marie Plant aka Myra M Plant	01/18/2024
Rolanda S Racoma aka Rolanda Li Racoma	01/19/2024
Joshua L Harris	01/29/2024
Keri H Blas aka Keri Blas	01/29/2024
Maximillan Charles Diez aka Maximillian Diez	01/31/2024
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Sheri Emiko Yamasaki aka Sheri Yamasaki	01/08/2024
Sol Ganesh Melendy	01/11/2024
Krystan Jayna Tierra Tran aka Krystan Tran	01/11/2024
Tristan Schag	01/11/2024
Serena Pallais Wong aka Serena Wong	01/11/2024
Wrise Nicole Fuller aka Wrise Dyson Fuller	01/11/2024
Gary G Grimmer	01/11/2024
Arnold Cuesta Bornios	01/12/2024
Gavin A K Mendez aka Gavin Mendez	01/12/2024
Keenan Reid Ordonez aka Keenan Ordonez	01/12/2024
Cynthia A Crown aka Cindy Crown	01/12/2024
Kelly Britton Mena aka Kelly Mena	01/12/2024
Sarah Mason Kahiapo aka Mason Kahiapo	01/12/2024
Royce Teruo Nagai aka Royce Nagai	01/12/2024
Jennifer Lee Clausen	01/12/2024
Denia Elamparo Oingerang	01/12/2024
Tyler T K L Tamayo	01/12/2024

aka Tyler Tamayo	
Reed Sufrin	01/12/2024
Sasha Alissa Burt	01/12/2024
aka Sasha Burt	
Christopher Ryan Gamache	01/12/2024
aka Chris Gamache	
Jocelyn Valerie Riley	01/12/2024
James Carl Boller	01/12/2024
aka James Boller	
Allison Rechelle Agtarap	01/12/2024
aka Allison Agtarap	
Shontae Palmer	01/16/2024
Irene L Nagao	01/16/2024
Timothy Thomas Solie	01/16/2024
aka Timothy Solie	
Christopher Paul McChesney	01/16/2024
aka Chris McChesney	
Mabelyn Basconillo Cabreros	01/16/2024
aka Mabelyn Cabreros	
Sean Wallace Masters	01/16/2024
aka Sean Masters	
Nicole Rene Slattery	01/16/2024
aka Nicole Slattery	
Yachen Louis Su	01/16/2024
aka Louis Su	
Victoria Raye Conville	01/16/2024
aka Tori Conville	
Claudia Graciela Centorame-Hagan	01/17/2024
aka Claudia Centorame-Hagan	
Margaret Mary Nagy	01/18/2024
aka Margo Nagy	
Paul Kealoha Fritz	01/18/2024
Whitney Braithwaite Hungerford	01/18/2024
aka Whitney Hungerford	
Benjamin Robert Bryce	01/19/2024
aka Benjamin R Bryce	
Evan Scheffel	01/19/2024
Ellada Perepechaev	01/19/2024
Emily Alana Meersand	01/19/2024
aka Emily Meersand	
Sabrina Najarian	01/19/2024
Xiaohu Ye Cadorna	01/19/2024
aka Xiaohu Cadorna	
Sheleah Kahoohanohano	01/19/2024
Briana Leigh Wagstaff	01/22/2024
aka Briana Wagstaff	
Kana Scott Kirkpatrick	01/22/2024
Kaile Allana Chong Berlenbach	01/23/2024
Vanessa Michele Kauakeauiohana Spain	01/23/2024
aka Vanessa Spain	
Jae Won Choi	01/23/2024
aka Jay Choi	
Iiad Mamikunian	01/23/2024
Fatima Ganaden Houchens	01/24/2024

aka Fatima G Houchens	
Lisa M Taylor	01/24/2024
Jennie Gallimore Loria	01/24/2024
Amryn Ann Frances Lee	01/24/2024
aka Amryn Lee	
Nathan Beckett	01/25/2024
Izak Ka'aona Wood-Ferren	01/25/2024
Oak Hannah Gjonaj	01/26/2024
aka Oak Gjonaj	
Leonard Colfax Markley	01/26/2024
Dara Ann Kimhan	01/26/2024
aka Dara Kimhan	
Kiana Marie S L Weaver	01/26/2024
Kambiz Chris Payman	01/26/2024
Kevin Joon Chong	01/26/2024
aka Kevin Chong	
Keith Michael Denlinger	01/26/2024
Ayano Shimazaki	01/26/2024
Shayna Marie Flores	01/29/2024
aka Shayna Marie Flores	
Robert Richard Porter	01/29/2024
aka Robert R Porter	
Sandra Keiko Kinoshita Rank	01/29/2024
aka Sandra Rank	
Paul Douglas Melvin Jr	01/29/2024
aka Paul D Melvin Jr	
Athena Maxine Jensen	01/29/2024
aka Athena Jensen	
Christie Leigh Volkmer	01/29/2024
aka Christie Volkmer	
Cameron Theodore Day	01/29/2024
aka Cameron Day	
Jonathan Chase Boyd	01/29/2024
Shaniahlyn Agmata	01/30/2024
Christopher David Lane	01/31/2024
aka Christopher D Lane	
Umon Yuan Ewart	01/31/2024
aka Umon Y Ewart	
Matthew Benjamin Klekner	01/31/2024
aka Matthew Klekner	
Kalana Marie Welch	01/31/2024
aka Kalana Welch	
Rachel Jade Aquino	01/31/2024
aka Rachel Aquino	
Charmaine Antoinette Brooks	02/01/2024
Kim Nguyen Stevens	02/01/2024
Deann M Dano	02/01/2024
James Thomas Walz	02/02/2024
Desyshanay R M May-Shepherd	02/02/2024
aka Deyshanay May-Shepherd	
Christina Renee West	02/02/2024
aka Christina West	
Toni-Lynn Yuriko Ibara	02/02/2024
aka Toni-Lynn Ibara	

Kayleen Buyuan Benevides aka Kayleen Benevides	02/02/2024
Stephanie N Smith	02/02/2024
Kathleen Joy Patton aka Kathleen J Patton	02/05/2024
Bert Norbert Zdenek aka Bert N Zdenek	02/05/2024
Chiraphan Sakwatharak	02/05/2024
Spencer Steven Schmerling aka Spencer Schmerling	02/05/2024
Rebecca Miriam Mattias	02/05/2024
Kevin Kin Wah Ng aka Kevin K Ng	02/05/2024
Amy Thanh Do aka Amy Do	02/05/2024

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
ER Realty LLC Rika A Jones, PB	01/16/2024
Island Vacation Staging LLC dba Lilikoi Realty Myra Plant, PB	01/18/2024
Wailehua Group LLC Alyssa Wailehua, PB	01/22/2024
Hawaii's Homegrown Realty LLC Arllen Matsuda, PB	01/30/2024
Jana Kaholoa`a LLC dba Kina`ole Realty Jana Kaholoa`a, PB	02/02/2024
Estadev LLC Christophe Zhu, PB	02/05/2024

<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
Rainbow Realty LLC nka Leana Hawaii LLC fka Rainbow Realty LLC	12/04/2023
Square Feet Hawaii LLC nka SquareTerra fka Square Feet Hawaii	12/23/2023

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Nichole Evelyn Louise Northrup aka Chole Northrup fka Nichole Evelyn Louise Northrup	12/18/2023

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Catherine Jane Lynch	01/17/2026
Steven John Taylor	01/18/2026
Nickolas William Brown	01/19/2026
Kam Cameron Nuon	01/22/2026
Kimberly Marie Coarse	01/22/2026
Jason Charles Campbell	01/23/2026
Keola Fong	01/25/2026
Barbara Collins Perez	01/26/2026

Alane Christine Rooks
Ashley Roxanne Ellison-Vaglietti

01/31/2026
02/01/2026

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Catherine Jane Lynch
Steven John Taylor
Nickolas William Brown
Kam Cameron Nuon
Kimberly Marie Coarse
Jason Charles Campbell
Barbara Collins Perez
Ashley Roxanne Ellison-Vaglietti

01/17/2026
01/18/2026
01/19/2026
01/22/2026
01/22/2026
01/23/2026
01/26/2026
02/01/2026

Real Estate Broker Experience Certificate

Expiration Date

Marley Rose Taufmann
Lindsey K Wong
Steven John Taylor
Nickolas William Brown
Olena Okhman
Jason Charles Campbell
William Christopher Toney
Kimi M Hammonds
Pam Michelle Maeda
Barbara Collins Perez
Lillie Ann Piosalan
Alane Christine Rooks
Riley Jay Makana Bloom
Ashley Roxanne Ellison-Vaglietti
Anthony Freda

01/11/2026
01/16/2026
01/18/2026
01/19/2026
01/19/2026
01/23/2026
01/24/2026
01/25/2026
01/26/2026
01/26/2026
01/30/2026
01/31/2026
02/01/2026
02/01/2026
02/07/2026