

**REAL ESTATE COMMISSION**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://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: March 22, 2024

Time: 9:00 am

Physical Location: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, 1<sup>st</sup> 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

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  
Dathan Choy, Condominium Specialist  
Lorie Sides, Condominium Education Specialist  
Shari Wong, Deputy Attorney General  
Tammy Norton, Recording Secretary  
Colleen Mar, Office Assistant

Others: Lei Fukumura, Special Deputy Attorney General, PVL  
Courtney Hara, Hawaii Association of REALTORS®  
Bryan Andaya

Absent: None

Call to Order: The Chair called the meeting to order at 9:07 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.

### **Minutes of Previous Meeting**

Upon a motion by Commissioner Emery, seconded by Commissioner Kyono, it was voted on an unanimously carried to accept the minutes of the February 23, 2024, meeting.

Committees and  
Program of Work:

### **Condominium Review Committee**

#### Consumer Education - DCCA Consumer Fair Report: March 6, 2024

The Real Estate Branch staff took part in DCCA's 2024 Consumer Fair held on March 6th. This year DCCA held the Fair on the fourth floor of the State Capitol. Staff provided a wide range of condominium educational materials and interacted with the public, consumers, legislators, and legislative staff that browsed the Fair.

#### Consumer Education – 2024 Hawaii Buildings, Facilities & Property Management Expo; March 6 – 7, 2024

Real Estate Branch staff manned a booth at the two-day Expo held at the Blaisdell Exhibition Hall. Staff provided various condominium educational materials for distribution and were able to reach out to property managers, resident and site managers, and association board members. Staff also talked with industry partners regarding upcoming educational outreach opportunities for the Real Estate Branch.

#### Condominium Seminars – Condorama Seminar Training Procurement Proposals

The Real Estate Commission procured for a one-time training for approximately 1-1/2 hours to condominium owners via an electronic delivery platform requesting that vendors have in-depth legal and practical knowledge of the Hawaii condominium law, current local and national trends relating to condominium governance, and have experience producing educational events online. Past Condorama offerings have had 1,200 viewers. The Commission received two proposals.

Ms. Hammond's proposal seems to mirror the Commission's ABC's course which would be duplicative of something we already have. She would be a good resource for an FHA loan/HUD program presentation. Ms. Hammond provided no real evidence of large-scale seminar experience but may be useful for a future, more limited scope seminar.

CAI Hawaii in their history of performance have been on-time, on-budget, provided relevant topics with expert speakers in different fields, evaluations from viewers have been positive, and they have past experience of running large seminars. Commission members reviewed both proposals. Commissioner Andrews commented that the proposal by Nicole Hammond was at a lower cost but felt that Ms. Hammond's experience may be better geared at being a presenter rather than the offeror.

Commissioner Emery noted that he is a member of CAI Hawaii but can make an impartial decision with respect to this matter.

After a review of the information provided, Commissioner Andrews moved to select Community Associations Institute Hawaii Chapter (CAI Hawaii) as the vendor to provide the one-time training to condominium owners on an electronic delivery platform based on CAI Hawaii's demonstrated years of experience of providing large scale seminars to 200-1,200 viewers with experts discussing relevant and hot topic condominium issues, in depth legal understanding of condominium law complexities and maintaining prior events for streaming. Commissioner La Costa seconded the motion. The motion was voted on and unanimously carried.

### **Education Review Committee**

#### Ad Hoc Committee on Education (ACE) Report – February 9, 2024

A written report of the February 9, 2024 meeting of the Ad Hoc Committee on Education regarding Core Course B was distributed for informational purposes. Commissioner Andrews commented that it was great that the core course will focus on RICO and the recovery fund. Commissioner Abe noted that the course will be very beneficial to real estate licensees and learning about the RICO process.

#### Administrative Issues – Continuing Education Provider and Course Ratification List

Upon a motion by Commissioner La Costa, seconded by Commissioner Andrews, it was voted on and unanimously carried to ratify the March 22, 2024, Continuing Education Provider and Course Ratification List:

#### Registration/Certification

#### Effective Date

#### **Course**

“Silver Bullet Solutions: Helping Buyers Buy and Sellers Sell” 02/16/2024  
(7 credits) (Residential Real Estate Council/National).

Course – "Residential Property Management Update"; Author/Owner – Bryan Andaya; Provider – Eddie Flores Real Estate Continuing Education; Course Categories – Real Estate Law; Property Management; Risk Management; Clock Hours – 3

Mr. Andaya was present to answer any questions if necessary.

Commissioner Senter disclosed that she worked with Mr. Andaya in the past but is able to make a fair and unbiased decision on the course.

Upon a motion by Commissioner Kyono, seconded by Commissioner Ginoza, it was voted on and unanimously carried to approve the course "Residential Property Management Update" as a 3-credit hour continuing education elective course under the course categories of real estate law; property management; and risk management.

#### Administration of Examinations

#### Licensing Examination Statistics - 2/1/24 – 2/29/24

PSI submitted the monthly licensing examination statistics as requested.

School Pass/Fail Rates – 2/1/24 – 2/29/24

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

School Summary by Test Category – 2/1/24 – 2/29/24

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

Licensing –  
Ratification:

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to ratify the March 22, 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.

None of the applicants were present at the meeting.

**Daniel Brady Cromwell**

After a review of the information provided, Commissioner Emery moved to approve the real estate salesperson license for Daniel Brady Cromwell. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

**Litea Maiava**

Commissioner La Costa disclosed that she knows Litea Maiava but can make a fair and unbiased decision on her application.

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

**Treza Jerrin Rogers**

Upon a motion by Commissioner Emery, seconded by Commissioner Andrews, it was voted on and unanimously carried to most likely approve the real estate salesperson application of Treza Jerrin Rogers.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 9:35 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate Licenses of Dave Lucas and Keana Alexandra Lucas: REC 2023-243-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order**

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to accept the settlement agreement prior to filing of petition for disciplinary action and commission's final order.

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 9:45 a.m.

Next Meeting: Friday, April 26, 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 9:47 a.m.

Reviewed and approved by:

/s/ Miles Ino

\_\_\_\_\_  
Miles Ino  
Executive Officer

April 3, 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 MARCH 22, 2024

<u>Brokers – Individual</u>	<u>Effective Date</u>
Kristina Michelle Cabral aka Kristina Cabral	02/05/2024
Nerijus Puida	02/09/2024
Catherine Anna Fedak Cathy Fedak	02/09/2024
Brian Paul Connor aka Brian P Connor	02/12/2024
Lillie Ann Piosalan	02/12/2024
Daniel Michael Amodeo aka Daniel Amodeo	02/13/2024
Kelli Kiku Myers aka Kelli Myers	02/13/2024
Maranda Lu Moore	02/16/2024
Albert Gallatin Boyce V aka Albert G Boyce	02/21/2024
Preston Scott Cope aka Preston Cope	02/22/2024
Christine C Carpio	02/22/2024
Lindsey K Wong	02/27/2024
Yoh Kuwano	02/29/2024
Andrew Eugene Gallagher	02/29/2024
Anthony Freda	03/01/2024
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Mi Sook Kim aka Susana Kim	02/06/2024
Xuan Li Hew aka Sen Hew	02/07/2024
Troy Yoshio Mikuni aka Troy Mikuni	02/07/2024
Paul Seiichi Kondo aka Paul Kondo	02/07/2024
Jessica Ann Kelly-Tafiti	02/08/2024
Kennedy Lee Rivas aka Kennedy Rivas	02/08/2024
Ha Son Nguyen aka Ha S Nguyen	02/09/2024
Reydell Hoonanea Lanialoha Encarnacion	02/09/2024
Queen Janyne Espiritu Coloma aka Queen Coloma	02/09/2024
Neil Douglas Rollins aka Neil Rollins	02/09/2024
Kaycie K Veincent	02/09/2024
Larry F Maluotoga	02/09/2024
Johanson Hoon Nin Quist aka Johanson H Quist	02/12/2024

Erica Ann Richards aka Erica A Richards	02/12/2024
Jonah Kekoa Plemer aka Jonah K Plemer	02/12/2024
Renata Ferretti	02/12/2024
Timothy Glenn Davis aka Tim Davis	02/12/2024
Andrew A T Chun aka Andrew Chun	02/12/2024
Esther Ruth Wyler aka Esther Wyler	02/13/2024
Charmian Godfrey	02/13/2024
Leala U K Lee	02/13/2024
Dawn R Lind	02/14/2024
Amir Tavakkol	02/15/2024
Devin D Hammack aka Devin Hammack	02/15/2024
Kacey Halford Root aka Kevin Root	02/15/2024
Christoffer Toby Salvador aka Chris Salvador	02/16/2024
Kevin Thomas Woodworth aka Kevin Woodworth	02/20/2024
Micah Lee Fujita aka Micah Fujita	02/20/2024
Kristyn Kimi Iwane aka Kristyn Iwane	02/20/2024
Danelle L Santos	02/20/2024
Matagi E Toilolo	02/20/2024
Elizabeth Dunlop aka Liz Dunlop	02/20/2024
Gregory Paul Lussier aka Greg Lussier	02/20/2024
Marisa Sacks	02/20/2024
Cheryl Wright	02/20/2024
Jody Lee Bradley aka Jody Bradley	02/20/2024
Hyunji Martinez	02/20/2024
Kenneth M Athans aka Ken Athans	02/21/2024
Jaycob Marshall Tagayuna Manzano aka Jaycob Manzano	02/21/2024
Tiara Jazmine Kamalei Halama aka Tiara Halama	02/22/2024
Maria Loken-Kim	02/22/2024
Karen Yoo	02/23/2024
Timothy Charles Schlather aka Charlie Schlather	02/23/2024
Elina V Hartkopf aka Elina Hartkopf	02/23/2024

David Charlie Scott aka David Scott	02/26/2024
Maya Barbara Maria	02/26/2024
Seth Michael Jenks aka Seth Jenks	02/26/2024
Viora Yamamoto	02/26/2024
Randy Kai Hedden II aka Kai Hedden	02/26/2024
Lee Joseph Jenks aka Lee Jenks	02/26/2024
Adina Venaly Garcia Turner aka Adina V Garcia Turner	02/26/2024
John Shepherd	02/26/2024
Diana Ramona Damian-Bakcsi aka Diana Damian Bakcsi	02/27/2024
Takuro Ino	02/27/2024
Athena Maxine Jensen aka Athena Jensen	02/27/2024
Hanu Kin Sing Racoma aka Hanu K Racoma	02/27/2024
Kimberlee Uson Carlton aka Kimmie Carlton	02/27/2024
Jonah James Wataru aka Jonah J Wataru	02/28/2024
Winner Saing aka Winter Saing	02/29/2024
Edoardo Tanas Edo Tanas	02/29/2024
Jessica Marie Arquette	02/29/2024
Brian Robert Paris aka Brian Paris	02/29/2024
Shelby Brooke Johnson aka Shelby Johnson	02/29/2024
Raymond McClure Davis aka Ray Davis	03/01/2024
Villamor Evalle Scull aka Villamor Scull	03/01/2024
Madison Lehua Kato aka Lehua Kato	03/04/2024
Taeya Mae Brown aka Taeya Brown	03/04/2024
Young Jin Kim aka Young Kim	03/05/2024
Eric Lee Tsai	03/05/2024
Carmela Isobel Dawson aka Carmela Dawson	03/05/2024
Henry Kenneth Johnston Hume aka Henry Hume	03/06/2024
Thomas Andrew Solie aka Thomas Solie	03/06/2024

Hyun Ju Park	03/06/2024
Tarah Jean Mason aka Tarah Mason	03/07/2024
Maiki Tihada	03/07/2024
Danielle Marie Perrault aka Danielle Perrault	03/07/2024
Nohea P Marlow aka Nohea Marlow	03/07/2024
Jacqueline Hada aka Jacque Hada	03/07/2024

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Freedom Properties, Inc. Peter J Park, PB	02/16/2024

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Respect Realty LLC Chieh Chieh Chyan, PB	02/05/2024
Piko Realty LLC Tracey Harvey, PB	02/08/2024
Collective Hawaii Real Estate LLC Pauline Michelman, PB	02/09/2024
Moku Nui Properties Limited Liability Company Cynthia Davenport, PB	02/20/2024
Equinox A Real Estate Company LLC Christine Carpio, PB	02/22/2024
Kauai Seaside Properties LLC Liana Nakazawa Tupou, PB	03/01/2024
Hawaii Luxury Listings Big Island LLC Chad E Weigle, PB	03/04/2024
Polu Hawaii Properties LLC Peter Berezney, PB	03/04/2024
Pono Property Management LLC Clifton C Cassity, PB	03/06/2024

<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Jamie Sean Pirritano	03/05/2024

<u>Trade Name</u>	<u>Effective Date</u>
Brandon Kline Bera nka Brandon Bera	12/05/2023
Kailua Beach Realty LTD aka NextHome All Islands	01/16/2024
Found It LLC aka Hawaii Homes Realty	01/24/2024

<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Vaclav Lizama-Slezak nka Vaclav Slezak fka Vaclav Lizama-Slezak	01/06/2024

Corinna L Knull nka Corrinna Lynn fka Corrinna L Knull	01/16/2024
Bailey K Choy nka Bailey K De Vos fka Bailey K Choy	02/01/2024
Phyllis Teresa Campbell Durante nka Phyllis Teresa Campbell fka Phyllis Teresa Campbell Durante	02/07/2024
Setsu A Stack nka Setsu Arai fka Setsu A Stack	02/29/2024
Dawn M Dasilveira nka Dawn M Sena fka Dawn M Dasilveira	02/29/2024
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Vasek Lizama-Slezak nka Vasek Slezak fka Vasek Lizama-Slezak	01/06/2024
Corrinna Fediuk Knull nka Corrinna Lynn fka Corrinna Fediuk Knull	01/16/2024
Nancy Dew Copp nka Nancy D Copp fka Nancy Dew Copp	01/22/2024
Bailey Choy nka Bailey K De Vos fka Bailey Choy	02/01/2024
Phyllis T Durante nka Phyllis T Campbell fka Phyllis T Durante	02/07/2024
Cindy Kim A Hornbacher nka Cindy Hornbacher fka Cindy Kim Afan	02/16/2024
Maria Z D Dela Cruz Cannon nka Zoe Dela Cruz Cannon fka Zobel Dela Cruz Cannon	02/16/2024
Hsiao-Ling Chen aka Amy Hsiao-Ling Chen fka Hsiao-Ling Chen	02/16/2024
Lysha Yoshiko Ano`ipua Kamisato nka Lysha Kamisato fka Lysha Kamisato Wernig	02/16/2024
Dawn Marie Dasilveira nka Dawn M Sena fka Dawn Marie Dasilveira	02/29/2024

Educational Equivalency Certificate

	<u>Expiration Date</u>
Richard F Hempy	02/12/2026
Eric Andrew Wiegand	02/12/2026
Alice Wastag	02/14/2026
David Paraskevas Bolos	02/16/2026
Joseph Kunkel	02/16/2026
Joseph David Eads	02/16/2026
Takuya Murakami	02/21/2026
Matthew Jerome Textor	02/21/2026
Christopher H Okamura	02/22/2026
Adrea Briana Pringle	02/23/2026
Wei Yang	02/23/2026
Christiana J Vicente	02/23/2026
Kyra M Haycock	02/28/2026
Federico Vicencio Quevedo	02/28/2026
Yao Pan	03/06/2026
Sarina Joelle Fisher Robinson	03/07/2026

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Richard F Hempy	02/12/2026
Eric Andrew Wiegand	02/12/2026
David Paraskevas Bolos	02/16/2026
Joseph Kunkel	02/16/2026
Takuya Murakami	02/21/2026
Christopher H Okamura	02/22/2026
Adrea Briana Pringle	02/23/2026
Wei Yang	02/23/2026
Dannee Lee Morrill	02/26/2026
Kyra M Haycock	02/28/2026
Federico Vicencio Quevedo	02/28/2026
Yao Pan	03/06/2026
Sarina Joelle Fisher Robinson	03/07/2026

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Richard F Hempy	02/12/2026
Eric Andrew Wiegand	02/12/2026
Natasha Kaiulani Tomas	02/12/2026
David Paraskevas Bolos	02/16/2026
Gerri Lynn Bradshaw	02/20/2026
Takuya Murakami	02/21/2026
Brynn Taylor Bailey	02/21/2026
Wei Yang	02/23/2026
Marlene Uilani Daley	02/23/2026
James Taira Sullivan	02/28/2026
Federico Vicencio Quevedo	02/28/2026

Condominium Hotel Operator

	<u>Effective Date</u>
LXR Management LLC	01/26/2024