

**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: Friday, November 22, 2024  
Time: 9:00 a.m.  
Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

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

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 by hard copy mail to: Attn: Real Estate Commission, 335 Merchant Street, Room 333, Honolulu, HI 96813. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the Board members.

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 – October 25, 2024
4. Committees and Program of Work
  - a. Laws & Rules Review Committee
    - 1) Interactive Participation with Organizations – Association of Real Estate License Law Officials (ARELLO) – Report on the 2024 ARELLO Annual

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.

- Meeting
- b. Education Review Committee
    - 1) Continuing Education Administration, Curriculum, Courses, Provider, and Instructors
      - a) Administrative Issues – Continuing Education Providers and Courses Ratification List
    - 2) Prelicensing Education Administration, Curriculum, Schools, and Instructors
      - a) Administrative Issues – Prelicensing Education Schools and Instructors Ratification List
      - b) Application – Prelicense Education School – Poha School of Real Estate LLC; Principal – Jill Fukumoto; Salesperson and Broker Curriculum – Live-Classroom and Live-Webinar
    - 3) Administration of Examinations
      - a) Licensing Examination Statistics 10/1/24 – 10/31/24
      - b) School Pass/Fail Rates 10/1/24 – 10/31/24
      - c) School Summary by Test Category 10/1/24 – 10/31/24
  5. Licensing and Registration – Ratification (see attached)
  6. Licensing – Applications
    - a. La Troya T. Payne
    - b. Kyle Kawika Cross
    - c. Francisco Xavier Valenzuela
    - d. Brian C. Laubert
  7. Delegation to Staff
    - a. Request for staff delegation incorporating previously approved delegations on matters relating to “YES” answers on renewal application
  8. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters
    - a. In the Matter of the Real Estate Salesperson’s License of Alexa L. Ropp: REC 2024-264-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
    - b. In the Matter of the Real Estate Broker License of Pahio Vacation Ownership, Inc.: REC-2020-189-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
  9. Next Meeting: Wednesday, December 18, 2024, 9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii
  10. Adjournment

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**CONTINUING EDUCATION PROVIDERS AND COURSES  
RATIFICATION LIST**

**EDUCATION REVIEW COMMITTEE**

**NOVEMBER 22, 2024**

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| <u>Registration/Certification</u>  | <u>Effective Date</u> |
|--|-----------------------|
| <b>Providers</b>   |                       |
| REMI School of Real Estate   | 01/01/2025            |
| <b>Courses</b>   |                       |
| Basics of Condo Governance, Owner's Rights, Dispute Resolution & Document Production (3 credits) (Richard Emery) | 01/01/2025            |
| Understanding Condo Financial Information (3 credits) (Richard Emery)  | 01/01/2025            |
| "1031 Exchange for Real Estate Practitioners" (3 credits/ARELLO) (David Catanzaro)                               | 01/01/2025            |
| "About Fair Housing for Real Estate Practitioners" (3 credits/ARELLO) (David Catanzaro)                          | 01/01/2025            |
| "Applied Ethics in Practice: Case Studies" (3 credits/ARELLO) (David Catanzaro)                                  | 01/01/2025            |
| "Basic Steps to Analyze Investment Property" (3 credits/ARELLO) (David Catanzaro)                                | 01/01/2025            |
| "BPO and CMA: How to Value Residential Property" (3 credits/ARELLO) (David Catanzaro)                            | 01/01/2025            |
| "Code of Ethics: Pathways to Professionalism" (3 credits/ARELLO) (David Catanzaro)                               | 01/01/2025            |
| "Listing and Buyer Representation Agreements" (3 credits/ARELLO) (David Catanzaro)                               | 01/01/2025            |
| "Policies to Reduce Risk" (3 credits/ARELLO) (David Catanzaro)   | 01/01/2025            |
| "Property Management Essentials" (3 credits/ARELLO) (David Catanzaro)  | 01/01/2025            |

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|  |            |
|--|------------|
| “Real Estate Math Made Easy”<br>(3 credits/ARELLO) (David Catanzaro)                             | 01/01/2025 |
| “Social Media Technology and Advertising Rules”<br>(3 credits/ARELLO) (David Catanzaro)          | 01/01/2025 |
| “Understanding Green Homes”<br>(3 credits/ARELLO) (David Catanzaro)                              | 01/01/2025 |
| “Using Home Inspections to Protect Your Clients”<br>(3 credits/ARELLO) (David Catanzaro)         | 01/01/2025 |
| “Social Media for Real Estate Practitioners: What’s New”<br>(4 credits/ARELLO) (David Catanzaro) | 01/01/2025 |

**PRELICENSING EDUCATION SCHOOLS AND INSTRUCTORS  
 RATIFICATION LIST**

**EDUCATION REVIEW COMMITTEE**

**November 22, 2024**

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| <u>Registration/Certification</u>           | <u>Effective Date</u> |
|---|-----------------------|
| <b>Schools</b>                              |                       |
| Hawaii Real Estate License School HRELS LLC | 01/01/2025            |
| REMI School of Real Estate                  | 01/01/2025            |
| <b>Instructors</b>                          |                       |
| Savannah Scott                              | 01/01/2025            |
| David Catanzaro                             | 01/01/2025            |
| Ben Eger                                    | 01/01/2025            |

**APPROVED APPLICATIONS FOR REAL ESTATE  
 REAL ESTATE COMMISSION MEETING ON NOVEMBER 22, 2024**

| <u>Brokers – Individual</u>      | <u>Effective Date</u> |
|----------------------------------|-----------------------|
| Alon Yonatan                     | 08/24/2023            |
| John KRP Kruse<br>aka Kepa Kruse | 10/07/2024            |
| Kenn Kalani Kiyoshi Asato        | 10/09/2024            |
| Alex Everest                     | 10/11/2024            |

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|  |                       |
|--|-----------------------|
| Lawrence Edward Roy III<br>aka Larry Roy                           | 10/15/2024            |
| Courtney Lynn Williams<br>aka Courtney L Williams                  | 10/15/2024            |
| Etienne Francois Handman<br>aka Etienne Handman                    | 10/21/2024            |
| Robert Girard Jetton   | 11/01/2024            |
| <u>Salesperson – Individual</u>                                    | <u>Effective Date</u> |
| Chelsea Reeves Blandford Kurtz<br>aka Chelsea Kurtz                | 07/26/2024            |
| Scott Gregory Gerry  | 09/17/2024            |
| Vincent William Bagala III   | 10/04/2024            |
| Zachary David Jones<br>aka Zachary Jones                           | 10/07/2024            |
| Tina Cunningham Page<br>aka Tina Page                              | 10/07/2024            |
| Juli Ann Niemeyer<br>aka Juli Niemeyer                             | 10/07/2024            |
| Rachel Ann Valdez  | 10/07/2024            |
| Tatiana Hodapp   | 10/07/2024            |
| Bret Oshiro  | 10/07/2024            |
| Jennifer Ann Brancieri   | 10/08/2024            |
| Rasquel Leinani Featheran Kakalia<br>aka Rasquel Featheran-Kakalia | 10/08/2024            |
| Edward Cheong  | 10/09/2024            |
| Lovely Musngi Angel<br>aka Lovely Angel                            | 10/09/2024            |
| Francis Stephen Watters  | 10/09/2024            |
| Shavon Noelani Aluli<br>aka Shavon Aluli                           | 10/09/2024            |
| Maximilian Larson Weckel   | 10/09/2024            |
| Liwei Yue<br>aka Linda Yue   | 10/11/2024            |
| Jennifer Seigal<br>aka Jennifer Lynn Seigal                        | 10/15/2024            |
| Asia Paulette Robson Williams<br>aka Asia Williams                 | 10/15/2024            |
| Alejandro Gutierrez<br>aka Alex Gutierrez                          | 10/15/2024            |
| Myra Gale Hammonds   | 10/16/2024            |
| Joshua Michael Parker<br>aka Joshua Parker                         | 10/17/2024            |
| James Patrick Noel   | 10/17/2024            |
| Melanie Trox   | 10/18/2024            |

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Real Estate Commission Meeting Agenda

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|   |            |
|---|------------|
| James Thomas Cashman<br>aka James Cashman                     | 10/18/2024 |
| James Hager Snelling<br>aka James H Snelling                  | 10/21/2024 |
| Natalya V Popova<br>aka Natalya Popova                        | 10/21/2024 |
| Benjamin David Carlisle Hartiens<br>aka Benjamin Hartiens     | 10/22/2024 |
| Elijah Tate Mills<br>aka Tate Mills                           | 10/22/2024 |
| Kira Dolores Caterina<br>aka Kira Caterina                    | 10/23/2024 |
| Zachary Blade Alvarez<br>aka Blade Alvarez                    | 10/23/2024 |
| Ryan Wayne Zordani<br>aka Ryan Zordani                        | 10/23/2024 |
| Katherine Vanessa Atkerson<br>aka Katherine Atkerson          | 10/24/2024 |
| Hayleigh J Alexander  | 10/24/2024 |
| Raphael Luivan Ventura De Oliveira<br>aka Raphael De Oliveira | 10/24/2024 |
| Scott Allen Nagel<br>aka Scott Nagel                          | 10/25/2024 |
| Haley Gail Chan<br>aka Haley Chan                             | 10/25/2024 |
| Joshua Francis Ko   | 10/28/2024 |
| Quest Ozara Winkle<br>aka Quest Winkle                        | 10/28/2024 |
| Seth Michael Duvall<br>aka Seth Duvall                        | 10/28/2024 |
| Boon Pin Koh<br>aka Boon Koh                                  | 10/28/2024 |
| April Ruby Rogers<br>aka April Rogers                         | 10/28/2024 |
| Blair Townley Keiter  | 10/29/2024 |
| Melanie Lehua Brokaw<br>aka Melanie Brokaw                    | 10/29/2024 |
| Lorenzo William Romano  | 10/30/2024 |
| Frank Morales   | 10/31/2024 |
| Scot Paul Stewart   | 10/31/2024 |
| Kinsey Ash Sage<br>aka Kinsey Sage                            | 11/01/2024 |
| Ronald Eugene Kino Ikaika Heater<br>aka Ronald Heater         | 11/01/2024 |
| Izumi Tokikazu  | 11/01/2024 |

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|  |            |
|--|------------|
| Tysen Kaulana Oyama<br>aka Tysen Oyama     | 11/04/2024 |
| Paula Noelani Simeona                      | 11/04/2024 |
| Zachary John Foreman                       | 11/06/2024 |
| Megan Lee Franks                           | 11/06/2024 |
| Natalie Irene Norton<br>aka Natalie Norton | 11/07/2024 |

|  |                       |
|--|-----------------------|
| <u>Brokers – Corporations and Partnerships</u>     | <u>Effective Date</u> |
| Broker of Record Solutions Inc<br>Alex Everest, PB | 10/11/2024            |

|   |                       |
|---|-----------------------|
| <u>Brokers – Limited Liability Company (LLC)</u>                                  | <u>Effective Date</u> |
| Kohala Partners Hawaii LLC<br>dba Kohala Partners Hawaii<br>Scott Eric Garmon, PB | 10/10/2024            |
| Island Dragonfly LLC<br>dba Island Dragonfly<br>Ho Yin Wong, PB                   | 10/14/2024            |
| Kuleana Realty LLC<br>Daniel Erickson, PB   | 10/31/2024            |

|   |                       |
|---|-----------------------|
| <u>Branch Office</u>                      | <u>Effective Date</u> |
| Discovery Makena Realty LLC - Princeville | 10/07/2024            |
| Discovery Makena Realty LLC - Honolulu    | 10/21/2024            |

|  |                       |
|--|-----------------------|
| <u>Trade Name</u>                        | <u>Effective Date</u> |
| Montage Realty LLC<br>aka Montage Realty | 11/01/2024            |

|   |                       |
|---|-----------------------|
| <u>Legal Name Change (Individual)</u>   | <u>Effective Date</u> |
| Karlee Malia Martin<br>nka Karlee Malia-Martin Perry<br>fka Karlee Malia Martin           | 09/17/2024            |
| Evgeny Nikishkin<br>nka Jeff Fiorelli<br>fka Evgeny Nikishkin                             | 10/16/2024            |
| Jyoti Suzanne Young<br>nka Jyoti Suzanne Young Graziano<br>fka Jyoti Suzanne Young        | 10/21/2024            |
| Crislyn Miki Hashimoto<br>nka Crislyn Miki Hashimoto-Marzan<br>fka Crislyn Miki Hashimoto | 10/21/2024            |
| Samantha Wilson<br>nka Samantha Jan Bittner Wilson<br>fka Samantha Wilson                 | 10/23/2024            |

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|   |            |
|---|------------|
| Keiko Yamagishi<br>nka Keiko Yamagishi Shinohara<br>fka Keiko Yamagishi   | 10/28/2024 |
| Elisa K Audo-Beliov<br>nka Elisa Kristina Audo<br>fka Elisa K Audo-Beliov | 10/29/2024 |

| <u>License Name Change (Individual)</u>  | <u>Effective Date</u> |
|--|-----------------------|
| Karen E Riley<br>nka Karen Riley<br>fka Karen Busekrus   | 09/25/2024            |
| Melinda Georgina Welch-Momoki<br>aka Melinda Welch-Momoki<br>fka Melinda Georgina Welch-Momoki | 10/09/2024            |
| Rosannie Quinones<br>aka Rosani Quinones<br>fka Rosannie Quinones                              | 10/10/2024            |
| Jyoti Suzanne Young<br>nka Jyoti Graziano<br>fka Jyoti Suzanne Young                           | 10/21/2024            |
| Elisa Kristina Audo<br>aka Elisa Joy Audo  | 10/29/2024            |
| Brittany V Fee<br>aka Brittany Fee   | 10/30/2024            |

| <u>Educational Equivalency Certificate</u> | <u>Expiration Date</u> |
|--|------------------------|
| Kuualoha Taylor                            | 10/10/2026             |
| Richelle Mary Thomson                      | 10/14/2026             |
| Gerard Joseph Kelly                        | 10/17/2026             |
| Le My Doan                                 | 10/17/2026             |
| Joseph Kane Maza                           | 10/17/2026             |
| Abraham Alvarado                           | 10/18/2026             |
| Zachary Drean                              | 10/18/2026             |
| Lori Ann Sanchez                           | 10/22/2026             |
| Joseph Samuel Ramos                        | 10/30/2026             |
| Alexander Robby Barney                     | 10/30/2026             |
| James Thurston Purvis II                   | 10/30/2026             |
| Robert B Wellman                           | 10/31/2026             |
| Teisa Auvaa                                | 10/31/2026             |
| Chandra Leialoha Lucariello                | 11/05/2026             |

| <u>Equivalency to Uniform Section of Examination Certificate</u> | <u>Expiration Date</u> |
|--|------------------------|
| Kuualoha Taylor  | 10/10/2026             |
| Bryston Craig Likeke Louis                                       | 10/15/2026             |
| Gerard Joseph Kelly  | 10/17/2026             |
| Le My Doan   | 10/17/2026             |

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|--------------------------|------------|
| Joseph Kane Maza         | 10/17/2026 |
| Zachary Drean            | 10/18/2026 |
| Lori Ann Sanchez         | 10/22/2026 |
| Joseph Samuel Ramos      | 10/30/2026 |
| Alexander Robby Barney   | 10/30/2026 |
| James Thurston Purvis II | 10/30/2026 |
| Teisa Auvaa              | 10/31/2026 |
| Jody Lehua Kaulukukui    | 11/06/2026 |

Real Estate Broker Experience Certificate

Expiration Date

|                           |            |
|---------------------------|------------|
| Richelle Mary Thomson     | 10/14/2026 |
| Takako Friend             | 10/14/2026 |
| Anne Marie Schag          | 10/15/2026 |
| Gerard Joseph Kelly       | 10/17/2026 |
| Joseph Kane Maza          | 10/17/2026 |
| Andrea A Demello          | 10/18/2026 |
| Charelle L N Zimnicki     | 10/22/2026 |
| Lori Ann Sanchez          | 10/22/2026 |
| Albert S Kurisu           | 10/24/2026 |
| Tracy Richards Manhan     | 10/28/2026 |
| Sheryl Ann S Kochi        | 10/29/2026 |
| Josephine Agbayani Alonso | 10/30/2026 |
| Xiaoyan Su                | 11/06/2026 |

Continuing Education Equivalency

Effective Date

|                       |            |
|-----------------------|------------|
| William Cittadino     | 10/22/2024 |
| Jovana Stepanovic     | 10/22/2024 |
| Kristi Cotton         | 10/25/2024 |
| Shu Yen Cynthia Hsieh | 11/04/2024 |

Condominium Hotel Operator

Effective Date

|                              |            |
|------------------------------|------------|
| North Shore Ocean Villas LLC | 10/11/2024 |
|------------------------------|------------|

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