

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.

Date: December 18, 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
Audrey Abe, Broker/Honolulu Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner
Richard Emery, Broker/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
John Love, Public Member/Honolulu Commissioner

Neil K. Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Kristen Kekoa, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
Kedin Kleinhans, Senior Condominium Specialist
Dathan Choy, Condominium Specialist
Lorie Sides, Condominium Education Specialist
Shari Wong, Deputy Attorney General
Colleen Mar, Office Assistant
Joseph Benedict Pagkalinawan, Recording Administrative Assistant

Others: Lei Fukumura, Special Deputy Attorney General
Courtney Hara, Hawaii Association of REALTORS®
Crystal Bise, Hawaii Association of REALTORS®
Sean Ginoza
S. Lew Wang

Absent: P. Denise La Costa, Broker/Maui Commissioner

Call to Order: Chair Yamane called the meeting to order at 9:06 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.

Commissioner La Costa was excused from the meeting. Prior notification of her non-attendance was received.

Executive Officer's
Report

Executive Officer Ito 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 Andrews, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the minutes of the November 22, 2024, meeting.

Committees and
Program of Work:

Condominium Review Committee

Consumer Education

Honolulu Board of REALTORS® Winter General Membership Meeting – November 22, 2024

Condominium Education Specialist Sides presented that she attended the Honolulu Board of REALTORS® Winter General Membership Meeting on November 22, 2024, to conduct outreach. The Real Estate Branch provided resources and education to attendees.

Commissioner Andrews conveyed an appreciation for Suzanne Young of Honolulu Board of REALTORS®, and commended staff's presence and hard work.

North Shore Neighborhood Board Agricultural Committee Educational Presentation – November 22, 2024

Condominium Specialist Choy informed the Commission that staff was invited by the Vice Chair of the North Shore Neighborhood Board Agricultural Committee to conduct a presentation on condominium topics and the condominium registration process. The Honolulu Department of Planning and Permitting ("DPP") also attended to answer questions pertaining to subdivisions and ordinances relating to agricultural zoning laws and Special Management Areas. Condominium Specialist Choy noted that attendees asked many questions about the condominium registration process, while questions were raised to DPP pertaining to difficulties in the process of obtaining building permits.

Commissioner Andrews asked whether any attendees inquired about agricultural lands. Condominium Specialist Choy replied that there were none.

Representative La Chica's Mililani Community Talk Story – December 3, 2024

Condominium Education Specialist Sides informed the Commission that Representative Trish La Chica held a Community Talk Story in Mililani on December 3, 2024, regarding the condominium insurance crisis. Specialist Sides was invited to give a presentation about the Real Estate Branch's resources for condominium owners and boards. Other speakers included Insurance Commissioner Gordon Ito and Insurance Agent Alex McLaury.

Commissioner Abe noted that there are only 3 available insurance carriers for condominiums and asked whether there is anything that can be done to improve the situation. Condominium Education Specialist Sides replied that Mr. McLaury discussed the limited number of insurance carriers in his presentation and that insurance rates have decreased slightly in the past few months.

Commissioner Emery commented that insurance carriers are under pressure for reinsurance risks and saw a softening in rate increases in the past couple of months.

Rulemaking, Chapters 107/119 – Public Hearing on the Commission’s Proposed Condominium Rules November 29, 2024, at 9:30 a.m.; Simultaneous Repeal of Hawaii Administrative Rules (“HAR”) Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of Chapters 16-119.1 through 16-119.8, Relating to Condominiums

Senior Condominium Specialist Kleinhans informed that copies of the public hearing’s published notice, guest list, and testimonies were distributed to the Commission, along with a copy of the November 29, 2024, minutes of the public hearing.

The Commission received 3 written testimonies on its proposed condominium draft rules:(1) Richard Emery, testifying in his capacity as a licensed real estate broker, with comments; (2) Philip Nerney, Chairperson of the CAI Legislative Action Committee of the Community Associations Institute, with comments; and (3) Jon McKenna, President of Hawaiiana Management Company, Ltd., with comments.

There were no physical attendees present at the public hearing to provide oral testimony.

Executive Session:

Upon a motion by Commissioner Love, seconded by Commissioner Andrews, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(1), HRS, "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both.", and/or section 92-5(a)(8), HRS, "To deliberate or make a decision upon a matter that requires the consideration of information that must be kept confidential pursuant to a state or federal law, or a court order." and/or section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Love, seconded by Commissioner Andrews, it was voted on and unanimously carried to move out of executive session.

Rulemaking, Chapters 107/119 – Public Hearing on the Commission’s Proposed Condominium Rules November 29, 2024, at 9:30 a.m.; Simultaneous Repeal of Hawaii Administrative Rules (“HAR”) Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of Chapters 16-119.1 through 16-119.8, Relating to Condominiums

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the minutes of the November 29, 2024, public hearing on the Commission’s proposed Repeal of Hawaii Administrative Rules Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of Chapters 16-119.1 through 16-119.8, Relating to Condominiums.

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to defer consideration on the proposed Repeal of Hawaii Administrative Rules Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of Chapters 16-119.1 through 16-119.8, Relating to Condominiums.

Upon a motion by Commissioner Love, seconded by Commissioner Kyono, it was voted on and unanimously carried to add an item to the December 18, 2024, Real Estate Commission Agenda, to discuss and consider the creation of a Permitted Interaction Group ("PIG") to: (1) review the proposed simultaneous repeal of HAR Chapter 16-107 and adoption of HAR Chapters 16-119.1 through 16-119.8; and (2) to propose recommendations to the Commission as to revisions of the proposed condominium draft rules.

Permitted Interaction Group ("PIG") to review Simultaneous Repeal of Hawaii Administrative Rules ("HAR") Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of Chapters 16-119.1 through 16-119.8, Relating to Condominiums.

Upon a motion by Commissioner Love, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the creation of a Permitted Interaction Group, for the purpose of reviewing the proposed simultaneous repeal of HAR Chapter 16-107 and adoption of HAR Chapters 16-119.1 through 16-119.8 and to propose recommendations to the Commission as to revisions of the proposed condominium draft rules. Members to include Vice Chair Senter, Commissioners Emery, Andrews, and Love, and Senior Condominium Specialist Kleinhans.

Education Review Committee

Continuing Education Administration, Curriculum, Courses, Provider, and Instructors

Administrative Issues – Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner Andrews, seconded by Commissioner Emery, it was voted on and unanimously carried to approve the Continuing Education Providers and Courses Ratification List:

<u>Registration/Certification</u>	<u>Effective Date</u>
Providers	
Colibri Real Estate LLC	01/01/2025
Hawaii Association of REAL TORS	01/01/2025
McKissock LLC	01/01/2025
REAL TORS Association of Maui	01/01/2025
WebCE Inc.	01/01/2025
Courses	
"Negotiation Fundamentals" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Negotiation Models and Case Studies" (3 credits) (McKissock LLC/ARELLO)	01/01/2025

"Negotiation Fundamentals" (3 credits) (Calibri Real Estate LLC/ARELLO)	01/01/2025
"Negotiation Models and Case Studies" (3 credits) (Calibri Real Estate LLC/ARELLO)	01/01/2025
"Artificial Intelligence (AI) for Real Estate Practitioners" (3 credits) (David Catanzaro)	01/01/2025
"Being Honest is the Code We Live By" (3 credits) (David Catanzaro)	01/01/2025
"Fair Housing - Inclusion and Diversity" (3 credits) (David Catanzaro)	01/01/2025
"The Price is Right: CMA at Work (Comparative Market Analysis)" (3 credits) (David Catanzaro)	01/01/2025
"Property Management-Addressing Risks" (3 credits) (David Catanzaro)	01/01/2025
"Property Management - Learning from Others Through Case Studies" (3 credits) (David Catanzaro)	01/01/2025
"Time for Time Shares in Hawaii" (3 credits) (David Catanzaro)	01/01/2025
"VA Loans: Eligibility and Benefits" (3 credits) (David Catanzaro)	01/01/2025
"Valuation of Commercial Property" (3 credits) (David Catanzaro)	01/01/2025
"Basics of Investment Property" (4 credits) (David Catanzaro)	01/01/2025
"Risk Management: Protecting Your Clients" (4 credits) (David Catanzaro)	01/01/2025
"Social Media in Today's Real Estate" (4 credits) (David Catanzaro)	01/01/2025
"Topics and Trends in Today's Hawaii Real Estate" (4 credits) (David Catanzaro)	01/01/2025
"Violations: Learning From Others" (4 credits) (David Catanzaro)	01/01/2025
"Disclosures in Residential Transactions" (6 credits) (David Catanzaro)	01/01/2025

"Fundamentals of Understanding Investment Property" (6 credits) (David Catanzaro)	01/01/2025
"Real Estate Valuation" (6 credits) (David Catanzaro)	01/01/2025
"Charting Your Success: The Code of Ethics, Buyer Representation, and Your Value Proposition" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Cybersecurity: Protecting the Real Estate Transaction" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Educating Homebuyers" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Ethics in the Age of Disruption" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Going Green: Elements of an Eco-friendly Home" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"NAR: May the Code Be With You" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Property Condition Discovery and Disclosure Compliance" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Real Estate Safety: Protect Yourself and Your Clients" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Serving Generational Clients" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Taking the Distress Out of Distressed Properties" (3 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Implicit Bias Awareness and Cultural Competency" (4 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Real Estate Investing: Beyond the Basics" (4 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Workforce Housing: Solutions for Homes and Financing" (4 credits) (Colibri Real Estate LLC/ARELLO)	01/01/2025
"Agency Law - A Broker's Perspective" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Americans with Disabilities Act ADA" (3 credits) (McKissock LLC/ARELLO)	01/01/2025

"Charting Your Success: The Code of Ethics, Buyer Representation, and Your Value Proposition" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Cybersecurity: Protecting the Real Estate Transaction" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Educating Homebuyers" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Ethics in the Age of Disruption" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Finding Your Focus: Niche Marketing for Real Estate" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Going Green: Elements of an Eco-friendly Home" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Helping Clients Understand Real Estate Financing" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"How to Work with Real Estate Investors - Part 1" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"How to Work with Real Estate Investors - Part 2" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Intro to Property Management: Market Analysis, Risk Management And Maintenance" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"JMan's Tech Tools" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Lead Alert: A Guide for Property Managers" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"NAR: May the Code be with You" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Nontraditional and Alternative Finance" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Property Condition Discovery and Disclosure Compliance" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Real Estate Market Cycles and Trends" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Real Estate Safety: Protect Yourself and Your Clients" (3 credits) (McKissock LLC/ARELLO)	01/01/2025

"Real Estate Taxes" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Serving Generational Clients" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Taking the Distress Out of Distressed Properties" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Top Policy Issues Facing Brokerages Today" (3 credits) (McKissock LLC/ARELLO)	01/01/2025
"Agency Law" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Fair Housing" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Implicit Bias Awareness and Cultural Competency" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Millennials Are Changing Real Estate: Are You Ready?" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Performing Quality BPOs" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Real Estate Investing: Beyond the Basics" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Real Property Appraisals" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Workforce Housing: Solutions for Homes and Financing" (4 credits) (McKissock LLC/ARELLO)	01/01/2025
"Planning and Growing a Real Estate Business" (4 credits) (WebCE Inc./ARELLO)	01/01/2025
"Property Management" (4 credits) (WebCE Inc./ARELLO)	01/01/2025
"Tiny Homes and Other Alternative Properties" (4 credits) (WebCE Inc./ARELLO)	01/01/2025
"Valuation, Marketing and Listings" (4 credits) (WebCE Inc./ARELLO)	01/01/2025
"Why Risk It? Risk Management Strategies" (4 credits) (WebCE Inc./ARELLO)	01/01/2025
"Working with Senior Clients in Real Estate" (4 credits) (WebCE Inc./ARELLO)	01/01/2025

"Adhering to a Higher Standard: The Code of Ethics" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Avoiding Costly Mistakes in Your Real Estate Career" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Commercial Real Estate Investing" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Contracts and Leasing" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Cybersecurity Best Practices for Real Estate Professionals" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Fair Housing: It's Just Good Business" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Managing Conflicts with Tenants, Clients, and Employees" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Personal Safety" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Redefining Buyer Representation in the Digital Age" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Section 1031 Real Property Like-Kind Exchanges" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Smart Tech, Smarter Agent: Smart Technology in the Residential Marketplace" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Social Media with a K.I.S.S." (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Who Represents Whom? Agency Uncloaked" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Working in Teams" (3 credits) (WebCE Inc./ARELLO)	01/01/2025
"Bias Override: Overcoming Barriers to Fair Housing" (3 credits) (REAL TORS Association of Maui/National)	01/01/2025
"Accredited Buyer's Representative (ABR) Designation Course" (12 credits) (REALTORS Association of Maui/National)	01/01/2025
"A Real Estate Licensee's Responsibilities During Escrow" (3 credits) (Marion Haller)	01/01/2025

Administration of Examinations

Licensing Examination Statistics 11/1/24 – 11/30/24

PSI submitted the monthly licensing examination statistics as requested.

School Pass/Fail Rates 11/1/24 – 11/30/24

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

School Summary by Test Category 11/1/24 – 11/30/24

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

Program of Work, FY 24-25

Technology and Website

Change Form – Real Estate – Express Change Broker

Supervising Executive Officer Fujitani presented that staff is working with the Public Consulting Group (“PCG”), to create a new online licensee Change Form to streamline real estate licensee broker changes. This new initiative aims to reduce the Professional and Vocational Licensing Division's Licensing Branch's ("LB") manual interaction with the licensee's request and allows for a licensee who wishes to move from their present broker/brokerage to another by completing the change online.

Supervising Executive Officer Fujitani added that quotes were obtained from 3 qualified vendors to develop the new process. Staff is requesting approval for using the Real Estate Education Fund to pay for the initiative and to approve Transeo Solutions as the chosen vendor.

Commissioner Abe asked if the proposed change form process will be entirely digital. Supervising Executive Officer Fujitani affirmed. Commissioner Andrews commented that the State of California adopted a similar process.

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve funding from the Real Estate Education Fund to pay for the creation of a new online licensee Change Form, with Transeo Solutions as the chosen vendor.

Licensing –
Ratification

Licensing and Registration - Ratification

Upon a motion by Commissioner Andrews, seconded by Commissioner Emery, it was voted on and unanimously approved to ratify the December 18, 2024, Approved Applications List.

Chapter 91, HRS,
Adjudicatory Matters

Chair Yamane called for a recess from the meeting at 10:11 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

Vice Chair Senter and Commissioner Emery recused themselves from participating in the matter's deliberations and left the meeting.

In the Matter of the Real Estate Broker's Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-96-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker's Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-97-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker's Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-98-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker's Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-138-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker's Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-160-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker's Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-161-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker's Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-231-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker’s Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-234-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker’s Licenses of Certified Management, Inc., doing business as Associa Hawaii and Phyllis O. Kacher: REC-2024-277-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and carried unanimously to accept the settlement agreement.

In the Matter of the Real Estate Broker’s License of Certified Management, Inc., dba Associa Hawaii: REC-2023-107-L; Commission’s Final Order

Upon a motion by Commissioner Andrews, seconded by Commissioner Love, it was voted upon and unanimously carried to recommend issuance of a Commission’s Proposed Final Order to increase the sanction amount to \$49,500.00 and allow to respond and present oral arguments if requested.

Following the Commission’s review, deliberation, and decision in this matter, pursuant to Chapter 91, HRS, Chair Yamane announced that the Commission was reconvening its scheduled meeting at 11:28 a.m.

Next Meeting: Friday, January 24, 2025, 9:00 a.m.

Physical Location: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii 96813

Adjournment: With no further business to discuss, the meeting was adjourned at 11:28 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

01/08/2025

Date

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

MI:jp

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON DECEMBER 18, 2024

<u>Brokers – Individual</u>	<u>Effective Date</u>
Meredith Brooke Mefferd aka Meredith Mefferd	10/29/2024
Devin Joseph Minardi aka Devin Minardi	11/07/2024
Laura Agnes Khouri aka Laura Khouri	11/18/2024
Joshua Milton Mun aka Joshua M Mun	11/20/2024
Nicole Lynn Linke aka Nicole Linke	11/25/2024
Thomas Cho Lee aka Thomas C Lee	11/25/2024

<u>Salesperson – Individual</u>	<u>Effective Date</u>
Kristen Lynne Cabang aka Kristen Cabang	11/06/2024
May M Rodriguez aka May Rodriguez	11/07/2024
Kristine Wallerius Chung aka Kristine Chung	11/07/2024
Jacinda Butay aka Cinda Butay	11/08/2024
Adela Ewelina Bachman aka Adela Bachman	11/12/2024
Asami Ogletree	11/13/2024
Dancia Gimlin Mast aka Dancia Mast	11/13/2024
Kalei David Kekumano aka Kalei Kekumano	11/13/2024
Donna L Rankin	11/14/2024
Nicole Kim aka Nikki Kim	11/14/2024
Chase Ernest Tavernier aka Chase Tavernier	11/15/2024
Elijah Muhammad Baldwin	11/18/2024
Henry Fred Camacho	11/19/2024

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
APC Realty Hawaii LLC G Scott McCormack, PB	11/04/2024
Turtle Bay Condos LLC Nicole Linke, PB	11/25/2024

<u>Trade Name</u>	<u>Effective Date</u>
Hawaii Rentals with Aloha Inc dba Aloha Hawaii Rentals	11/12/2024
Zillow Inc dba Trulia	11/12/2024

Francis Cofran 12/02/2024
dba CRES HAWAII

Legal Name Change (Individual) Effective Date

Melissa A Z Montgomery 10/24/2024
nka Melissa Anne Venit
fka Melissa A Z Montgomery

Krystal M Lin 11/14/2024
nka Krystal Marie Ling Lin Shoop
fka Krystal M Lin

Mika Saito Algeri 11/15/2024
nka Mika Saito Mazur
fka Mika Saito Algeri

Kelcie Akiko Miki 11/22/2024
nka Kelcie Akiko Pira-Miki
fka Kelcie Akiko Miki

Estelle S Cruse 11/25/2024
nka Estelle Sarah Birch
fka Estelle S Cruse

License Name Change (Individual) Effective Date

Krystal Lin 11/14/2024
nka Krystal M Shoop
fka Krystal Lin

BreeAnn Olivia Saks 11/20/2024
aka BreeAnn Saks

Kelcie Akiko Miki 11/22/2024
nka Kelcie Akiko Pira-Miki
fka Kelcie Akiko Miki

Educational Equivalency Certificate Expiration Date

Alfred Daniels Crawford 11/07/2026

Mark James Hollenbeck 11/12/2026

Kauanoewoaillele Beamer 11/13/2026

Jill Larson 11/14/2026

Maria Jesus Olson 11/15/2026

Anthony Eugene Amerson 11/25/2026

Nicholas Keith Rogers 11/26/2026

Equivalency to Uniform Section of Examination Certificate Expiration Date

Alfred Daniels Crawford 11/07/2026

Mark James Hollenbeck 11/12/2026

Jill Larson 11/14/2026

Maria Jesus Olson 11/15/2026

Anthony Eugene Amerson 11/25/2026

Nicholas Keith Rogers 11/26/2026

Real Estate Broker Experience Certificate Expiration Date

Benjamin Morning Gilholm 11/06/2026

William Kosuke Tanaka 11/06/2026

Kristine Nicole Dugan 11/07/2026

Tasha E Akama 11/07/2026

Corrinna Lynn 11/07/2026

Mark James Hollenbeck	11/12/2026
Kelcie Akiko Miki	11/22/2026
John Roden	11/22/2026
John K Y Good	11/25/2026
Christopher Seavey	11/26/2026
Porsche Sue Kimiko Nathaniel	11/26/2026
Lance Michael Cowan	11/26/2026
Nicholas Keith Rogers	11/26/2026

Continuing Education Equivalency

Effective Date

Trenton Kuponu Wailehua	11/06/2024
Sean Campbell Hanna	11/12/2024
Justin M. Shepherd	11/12/2024
Bernadette M Pillar	11/14/2024
Mark Hesch	11/20/2024
Mark Conway Brown	11/20/2024
Cynthia Marie Scott	11/20/2024
Cindy Lee Furtado	11/25/2024
Amelia Matera	11/25/2024
Celine Melia Nice	11/27/2024
Richard Dale Rahn	11/27/2024
Kellie N. Agno-Baez	12/02/2024