

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: January 24, 2025

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
Audrey Abe, Broker/Honolulu Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner
Richard Emery, Broker/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
P. Denise La Costa, Broker/Maui 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
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: Lee Wang, Poha School of Real Estate
Everett Kaneshige

Absent: Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner

Call to Order: Chair Yamane called the meeting to order at 9:09 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.

Vice Chair Senter was excused from the meeting. Prior notification of her non-attendance was received.

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.

Supervising Executive Officer Fujitani informed the Commission that the bill cutoff deadline for this year's legislative session was January 23, 2025. Staff intends to send over bills proposed for the session within a week to the Commissioners for their review. He asked the Commissioners to inform him if there are any bills they wish to discuss, and those bills will be added to future meeting agendas. Commissioners are also encouraged to provide feedback for these bills. Supervising Executive Officer Fujitani and Condominium Specialist Choy noted that the Legislature has a new policy that any testimony should be submitted 48 hours before it goes to a hearing, reducing the Commission's reaction time.

Additional Distribution

The following materials were distributed prior to the start of the meeting:

- 6. Licensing – Applications
 - a. Erminia T.P. Frias
 - b. Jennifer Ann Renfro – Request for reconsideration and removal of conditions

Minutes of Previous Meeting

Upon a motion by Commissioner Kyono, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the minutes of the December 18, 2024 meeting.

Committees and
Program of Work:

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 La Costa, seconded by Commissioner Andrews, it was voted on and unanimously carried to approve the Continuing Education Providers and Courses Ratification List:

Registration/Certification

Effective Date

Providers

| | |
|---|------------|
| Carol Ball School of Real Estate | 01/01/2025 |
| Poha School of Real Estate | 01/01/2025 |
| Servpro Industries LLC | 01/01/2025 |
| Systems Effect LLC, dba Training Cove | 01/01/2025 |
| Real Estate School Hawaii LLC | 01/01/2025 |
| Coldwell Banker Pacific Properties Real Estate School | 01/01/2025 |
| Hawaii First Realty LLC | 01/01/2025 |
| Preferred Systems, Inc. | 01/01/2025 |
| The CE Shop, LLC | 01/01/2025 |

| | |
|--|------------|
| Honolulu Board of Realtors | 01/01/2025 |
| Abe Lee Seminars | 01/01/2025 |
| Building Industry Association of Hawaii | 01/01/2025 |
| Eddie Flores Real Estate Continuing Education | 01/01/2025 |
| ExceedCE | 01/01/2025 |
| Hawaii CCIM Chapter | 01/01/2025 |
| InterNACHI | 01/01/2025 |
| Scott Alan Bly School of Real Estate LLC, dba Bly School of Real Estate | 01/01/2025 |
| West Hawaii Association of REALTORS | 01/01/2025 |

Courses

| | |
|---|------------|
| AI Powered Real Estate Professionals (7 credits) (Hawaii Association of REAL TORS/National) | 01/01/2025 |
| "Performance Leadership - Coach, Manage & Mentor" (6 credits) (Hawaii Association of REAL TORS/National) | 01/01/2025 |
| "Show Me the Money! Compensation Planning" (6 credits) (Hawaii Association of REALTORS/National) | 01/01/2025 |
| "Strategies of Finance: Know the Borrower" (3 credits) (Hawaii Association of REAL TORS) | 01/01/2025 |
| "Strategies of Finance: Loan Choices" (3 credits) (Hawaii Association of REAL TORS) | 01/01/2025 |
| "Strategies of Listing: Establishing Market Value (CMA)" (3 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Strategies of Listing: Exclusive Right to Sell Listing Contract" (3 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Strategies of Listing: Getting the Listing" (3 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Strategies of the Buyer Representation Contract" (3 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Broker Awareness, Part 1" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Broker Awareness Part 2: So You Want to be a PB or BIC?" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Condominium and Planned Communities" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "From Contract to Closing" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Legal Issues" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |

| | |
|---|------------|
| "Property Management & Landlord/Tenant" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Representation, Practical Ethics & Fair Housing" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Residential Tax Rules, 1031 Exchange, and Foreign Investors" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Run Your Business Like a Business" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Strategies of the Purchase Contract" (6 credits) (Hawaii Association of REALTORS) | 01/01/2025 |
| "Art of Marketing a Listing" (3 credits) (Poha School of Real Estate) | 01/01/2025 |
| "AI and the Modern Hawaii Agent" (3 credits) (Poha School of Real Estate) | 01/01/2025 |
| "Understanding Mold in the Restoration Industry" (3 credits) (Servpro Industries, LLC) | 01/01/2025 |
| "Contracts and Listing Agreements in Hawaii" (3 credits) (David Catanzaro) | 01/01/2025 |
| "Landlord Tenant Code in Hawaii" (3 credits) (David Catanzaro) | 01/01/2025 |
| "Advanced Buyer Agency Strategies and Negotiations" (3 credits) (McKissock/ARELLO) | 01/01/2025 |
| "Foundations of Buyer Agency Excellence" (3 credits) (McKissock/ARELLO) | 01/01/2025 |
| "Advanced Concepts for Today's Senior Homeowners" (3 credits) (Shari S. Motooka-Higa) | 01/01/2025 |
| "Advanced Real Estate Tax Strategies for Investors" (3 credits) (Shari S. Motooka-Higa) | 01/01/2025 |
| "Rehab Loans Made Easy" (3 credits) (Shari S. Motooka-Higa) | 01/01/2025 |
| "AI & ChatGPT in Real Estate" (4 credits) (Shari S. Motooka-Higa) | 01/01/2025 |
| "Blockchain, Crypto and Real Estate" (5 credits) (Shari S. Motooka-Higa) | 01/01/2025 |

| | |
|---|------------|
| "Antitrust Concerns in Real Estate" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Building Green, Building Smart" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Clarifying the Code of Ethics" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Contracts, Short Sales and Foreclosures" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Drugs, Disasters and Other Disclosures" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Emotional Support Animals" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Environmental Hazards and Disclosure" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Fair Housing for Real Estate Professionals" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Introduction to Real Property Appraisal" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Negotiation Strategies for Real Estate" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Real Estate in the Age of Technology" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Real Estate Investing" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Risk Management" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Staying Safe in Real Estate" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Why Does it Matter Who I Represent?" (3 credits) (Systems Effect LLC, dba Training Cove) | 01/01/2025 |
| "Advanced Buyer Agency Strategies and Negotiations" (3 credits) (Colibri Real Estate, LLC) | 01/01/2025 |
| "Foundations of Buyer Agency Excellence" (3 credits) (Colibri Real Estate, LLC) | 01/01/2025 |
| "What Are You Worth? Your Value Proposition" (3 credits) (Trudy Nishihara) | 01/01/2025 |

| | |
|---|------------|
| "Restorative Drying for Water Damage" (4 credits) (Servpro Industries LLC) | 01/01/2025 |
| "CI 101 Financial Analysis for Commercial Investment Real Estate" (12 credits) (Hawaii CCIM Chapter/National) | 01/01/2025 |
| "CI 102 Market Analysis for Commercial Investment Real Estate" (12 credits) (Hawaii CCIM Chapter/National) | 01/01/2025 |
| "CI 103 User Decision Analysis for Commercial Investment Real Estate" (12 credits) (Hawaii CCIM Chapter/National) | 01/01/2025 |
| "CI 104 Investment Analysis for Commercial Investment Real Estate" (12 credits) (Hawaii CCIM Chapter/National) | 01/01/2025 |
| "Commercial Real Estate Negotiations" (7 credits) (Hawaii CCIM Chapter/National) | 01/01/2025 |
| "Advocating for Short Sales Clients" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Did You Serve? Identifying Homebuying Advantages for Veterans" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Diversity: Your Kaleidoscope of Clients" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Fair Share: Protecting Consumers and Your Business from Unfair Practices" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "First-Time Homebuyers: A Niche to Grow On" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Growing Green: Environmental Awareness and Your Real Estate Practice" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Keeping it Honest: Understanding Real Estate and Mortgage Fraud" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Marketing, Advertising, and Social Media Compliance" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Personal Safety" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |

| | |
|--|------------|
| "Preparing a Market Analysis - Best Practices" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Residential Property Management Essentials" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Roadmap to Success: Business Planning for Real Estate Professionals" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Section 1031 Tax Deferred Exchanges" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Serving the Unique Needs of the Senior Market" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Sex and Real Estate: Sexual Harassment, Sexual Discrimination, and Fair Housing" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Technology Tools, Trends, and Risk Management" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "The Fundamentals of Commercial Real Estate" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Using the Code to Solve Ethical Dilemmas" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Working with Real Estate Investors: Understanding Investor Strategies" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Check Your Bias and Fair Housing Practices" (3 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Assistance Animals and Fair Housing" (4 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Document Diligence: Safeguarding Your Transactions" (4 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Ethical Excellence: Raising the Bar" (4 credits) (The CE Shop, LLC/ARELLO) | 01/01/2025 |
| "Advocating Purchase Contract Terms For Your Client" (3 credits) (Honolulu Board of Realtors) | 01/01/2025 |
| "Honesty and Competency in the Code of Ethics" (3 credits) (Honolulu Board of Realtors) | 01/01/2025 |
| "HOPE: Navigating Affordable Housing Options" (3 credits) (Honolulu Board of Realtors) | 01/01/2025 |

| | |
|--|------------|
| "Property Management Basics" (3 credits) (Honolulu Board of Realtors) | 01/01/2025 |
| "Bias Override: Overcoming Barriers to Fair Housing" (3 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "Putting REALTOR Safety First: Safety Strategies for the Modern REALTOR" (3 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "At Home With Diversity" (6 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "Military Relocation Professional Certification Core Course" (6 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "Pricing Strategies: Mastering the CMA" (6 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "Real Estate Investing: Building Wealth Representing Investors and Becoming One You" (6 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "Accredited Buyers Representative Designation Course" (12 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "HAR's Green Designation: People, Property, Planet, Prosperity" (12 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "Senior's Real Estate Specialist (SRES) Designation Course" (12 credits) (Honolulu Board of Realtors/National) | 01/01/2025 |
| "Current Issues: Cooperation, Negotiation, Buyers and Disaster Preparedness" (3 credits) (Coldwell Banker Pacific Properties Real Estate School) | 01/01/2025 |
| "Second Home Ownership: Trends, Options and Opportunities" (3 credits) (Coldwell Banker Pacific Properties Real Estate School) | 01/01/2025 |
| "Technology Tools, Trends and Risk Management" (3 credits) (Coldwell Banker Pacific Properties Real Estate School) | 01/01/2025 |
| "Commercial Leasing Basics" (3 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "Environmental Issues for Real Estate" (3 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "Issues in Fair Housing" (3 credits) (ExceedCE/ARELLO) | 01/01/2025 |

| | |
|---|------------|
| "Recognizing and Avoiding Discrimination" (3 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "Risk Management for Real Estate" (3 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "The Art of Syndication" (3 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "Investment Real Estate Fundamentals" (4 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "Issues in Real Estate Contract Law" (4 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "Real Estate Supply and Demand Factors" (4 credits) (ExceedCE/ARELLO) | 01/01/2025 |
| "Introduction to Commercial Real Estate Sales" (3 credits) (ExceedCE) | 01/01/2025 |
| "Home Energy Efficiency for Real Estate Professionals" (4 credits) (InterNACHI/ARELLO) | 01/01/2025 |
| "Saving Home Energy for Real Estate Professionals" (3 credits) (InterNACHI/ARELLO) | 01/01/2025 |
| "7 Things Successful Agents Do Differently: A Proven Business System" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Building A Team to Grow Your Business" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Converting Leads into Closings" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Creating Listing Abundance" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "CRS 103 Mastering Your Time to Achieve Your Goals" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Cyber Security: Protecting Your Business and Your Clients" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Digital Marketing: Establishing a Social Media Brand" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Generational Marketing: Innovative Strategies Across All Generations" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |

| | |
|---|------------|
| "Increase Wealth with Rentals and Other Investment Properties" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Mastering Relevant, Consumer-Focused Marketing" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Next Level Negotiations" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Power Up on Smart Home Technologies" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Succeeding in the Luxury Home Market" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Systems Will Set You Free" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Tax Strategies for the Real Estate Professional" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Top of Mind Techniques to Boost Your Brand" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Transforming Difficult Situations into Profitable Deals" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Turning New Homes into Ongoing Revenue" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Win-Win Negotiation Techniques" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Zero to 60 Home Sales A Year (and Beyond)" (8 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Silver Bullet Solutions: Helping Buyers Buy and Sellers Sell" (7 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Succession Planning: Building, Valuing, and Selling Your Business" (6 credits) (Residential Real Estate Council/National) | 01/01/2025 |
| "Broker Management: Hot Topics in Human Resources Part I" (3 credits) (Bryan Andaya) | 01/01/2025 |
| "Commissions in Real Estate: Cooperation or Collusion" (3 credits) (Bryan Andaya) | 01/01/2025 |
| "Cyber Security and the Dangers of Technology" (3 credits) (Bryan Andaya) | 01/01/2025 |

| | |
|--|------------|
| "Ka Wai Ola! Our Water, Our Future" (3 credits) (Bryan Andaya) | 01/01/2025 |
| "Residential Property Management Update" (3 credits) (Bryan Andaya) | 01/01/2025 |
| "Transient Vacation Units and Short-Term Rentals on Oahu: What You Need to Know" (3 credits) (Bryan Andaya) | 01/01/2025 |
| "Understanding the Economics of Hawaii's Housing Market" (3 credits) (Bryan Andaya) | 01/01/2025 |
| "Condominium Governance Refresher: A Survey of Commonly Disputed Issues" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Cyber Security and the Dangers of Technology" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Disability Discrimination Law Update" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Disclosure Issues in Residential Sales" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Hawaii Residential Landlord-Tenant Law Review & Update" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Introduction to Commercial Leasing: A Tenant's Perspective" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Stay Safe! Personal Security and COVID-19 Best Practices" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Transient Vacation Units and Short-Term Rentals on Oahu: What You Need to Know" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Trusts and Real Estate for Real Estate Professionals: In Trusts We Trust?" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Understanding the Economics of Hawaii's Housing Market" (3 credits/online) (Bryan Andaya) | 01/01/2025 |
| "Basics of Building" (6 credits) (Building Industry Association of Hawaii/National) | 01/01/2025 |
| "Marketing & Communication Strategies for Aging & Accessibility - CAPS I" (6 credits) (Building Industry Association of Hawaii/National) | 01/01/2025 |

"Design/Build Solutions for Aging and Accessibility – CAPS II" 01/01/2025
(6 credits) (Building Industry Association of Hawaii/National)

"Details & Solutions for Livable Homes and 01/01/2025
Aging in Place-CAPS III"
(6 credits) (Building Industry Association of Hawaii/National)

"Identifying Trouble Areas in Residential Building & Permitting" 01/01/2025
(4 credits) (Building Industry Association of Hawaii/National)

"Hawaii Real Estate Guide to Reverse Mortgage" 01/01/2025
(3 credits) (Curtis Mangus)

Course – “A Comprehensive Overview of the IRC 1031 Tax Exchange”;
Author/Owner – Julie Bratton/Old Republic Exchange Company; Provider – Abe
Lee Seminars; Course Categories – Investment; Other – Taxes; Clock Hours – 3

Upon a motion by Commissioner La Costa, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the course “A Comprehensive Overview of the IRC 1031 Tax Exchange”; Author/Owner – Julie Bratton/Old Republic Exchange Company; Provider – Abe Lee Seminars; Course Categories – Investment; Other – Taxes; Clock Hours – 3.

Course – “Strategies of Negotiation”; Author/Owner – Lee Wang; Provider –
Poha School of Real Estate; Course Categories – Dispute Resolution, Risk
Management; Clock Hours – 6

Upon a motion by Commissioner Andrews, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the course “Strategies of Negotiation”; Author/Owner – Lee Wang; Provider – Poha School of Real Estate; Course Categories – Dispute Resolution, Risk Management; Clock Hours – 6.

Course – “It’s a Jungle Out There – Navigating Your Way Through Service,
Support, Therapy & Assistance Animals”; Author/Owner – Everett Kaneshige;
Provider - REALTORS® Association of Maui; Course Categories – Real Estate
Law, Property Management, Risk Management; Clock Hours – 3

Mr. Everett Kaneshige informed the Commission that there is a lot of confusion among licensees pertaining to the course’s subject matter, of which the course seeks to address.

Upon a motion by Commissioner Andrews, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the course “It’s a Jungle Out There – Navigating Your Way Through Service, Support, Therapy & Assistance Animals”; Author/Owner – Everett Kaneshige; Provider - REALTORS® Association of Maui; Course Categories – Real Estate Law, Property Management, Risk Management; Clock Hours – 3.

Continuing Education Core Course 2025-2026 – Request for Quotes (RFQ) – quotes received

Commissioner La Costa moved to accept the Continuing Education Core Course 2025-2026 quote received from Everett Kaneshige. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried by roll call vote.

Prelicensing Education Administration, Curriculum, Schools, Instructors

Administrative Issues – Prelicensing Education Schools and Instructors Ratification List

Commissioner Andrews disclosed that she is listed as an instructor in the ratification list, and thus will recuse from participating to vote for this matter.

Upon a motion by Commissioner Abe, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the Prelicensing Education Schools and Instructors Ratification List:

| <u>Registration/Certification</u> | <u>Effective Date</u> |
|--|-----------------------|
| Schools | |
| Excellence in Education, LLC, dba Maui Real Estate School (Salesperson and Broker Curriculum) | 01/01/2025 |
| Grand Vacations Real Estate School (Salesperson Curriculum) | 01/01/2025 |
| Carol Ball School of Real Estate (Salesperson and Broker Curriculum) | 01/01/2025 |
| Hawaii Institute of Real Estate (Salesperson and Broker Curriculum) | 01/01/2025 |
| Mayfield Real Estate, Inc., dba Global Real Estate School (Salesperson and Broker Curriculum) | 01/01/2025 |
| Real Estate School Hawaii LLC (Salesperson and Broker Curriculum) | 01/01/2025 |
| Coldwell Banker Pacific Properties Real Estate School (Salesperson and Broker Curriculum) | 01/01/2025 |
| Vitousek Real Estate School (Salesperson and Broker Curriculum) | 01/01/2025 |
| Premier Real Estate LLC dba Premier Real Estate Academy (Salesperson Curriculum) | 01/01/2025 |
| The CE Shop LLC (Salesperson and Broker Curriculum) | 01/01/2025 |

| | |
|---|------------|
| Colibri Real Estate LLC (Salesperson Curriculum) | 01/01/2025 |
| Wong Way Real Estate Academy (Salesperson Curriculum) | 01/01/2025 |
| Abe Lee Seminars (Salesperson Curriculum) | 01/01/2025 |
| Scott Alan Bly School of Real Estate LLC, dba Bly School of Real Estate (Salesperson and Broker Curriculum) | 01/01/2025 |
| Ralph Foulger's Real Estate School of Hawaii (Salesperson and Broker Curriculum) | 01/01/2025 |
| Instructors | |
| Keone J E Ball (Salesperson and Broker Curriculum) | 01/01/2025 |
| Trudy I Nishihara (Salesperson and Broker Curriculum) | 01/01/2025 |
| Sharon Carstens (Salesperson Curriculum) | 01/01/2025 |
| Francine Villarmia-Kahawai (Salesperson and Broker Curriculum) | 01/01/2025 |
| Aaron Agsalda (Salesperson and Broker Curriculum) | 01/01/2025 |
| Jaclyn Kanoelani Williams (Salesperson Curriculum) | 01/01/2025 |
| Everett S Kaneshige (Salesperson and Broker Curriculum) | 01/01/2025 |
| Diane L Y Fujikami (Salesperson and Broker Curriculum) | 01/01/2025 |
| Wayne Y Sadoyama (Salesperson and Broker Curriculum) | 01/01/2025 |
| Elliot Lau (Salesperson Curriculum) | 01/01/2025 |
| Jennifer Andrews (Salesperson and Broker Curriculum) | 01/01/2025 |
| Scott Alan Bly (Salesperson and Broker Curriculum) | 01/01/2025 |

| | |
|--|------------|
| Ralph Foulger (Salesperson and Broker Curriculum) | 01/01/2025 |
| Abraham Lee (Salesperson Curriculum) | 01/01/2025 |
| Lee Wang (Salesperson and Broker Curriculum) | 01/01/2025 |
| Matthew FG Wong (Salesperson Curriculum) | 01/01/2025 |

Application – Prelicense Education School – Poha School of Real Estate LLC;
Principal – Jill Fukumoto; Salesperson and Broker Curriculum – Live-Classroom
and Live-Webinar

Senior Real Estate Specialist Kekoia informed the Commission that its requested changes to the course were updated. Mr. Lee Wang was also present to answer any questions the Commission may have.

Commissioner Abe commented that the curriculum identified the various types of appraisers as certified, and asked Mr. Wang to revise this verbiage to disclose that appraisers are licensed. Commissioner Abe added that while some areas of this section will need to be specific, it should also highlight appraiser's interaction with real estate licensees.

Commissioner Andrews noted that the section regarding CMA should include buyer and seller agreements. Mr. Wang replied that the course language can be modified.

Upon a motion by Chair Yamane, seconded by Commissioner La Costa, it was voted and unanimously carried to approve Poha School of Real Estate LLC, Principal – Jill Fukumoto; Salesperson and Broker Curriculum – Live-Classroom and Live-Webinar, with amendments as identified by the Commission.

Administration of Examinations

Licensing Examination Statistics 12/1/24 – 12/31/24

PSI submitted the monthly licensing examination statistics as requested.

School Pass/Fail Rates 12/1/24 – 12/31/24

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

School Summary by Test Category 12/1/24 – 12/31/24

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

Licensing –
Ratification

Licensing and Registration - Ratification

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously approved to ratify the January 24, 2025 Approved Applications List.

Licensing –
Applications

Chair Yamane 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.

Erminia T.P. Frias

Real Estate Specialist Endo informed the Commission that Ms. Frias will be unavailable to provide any testimony.

Executive Session:

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

Licensing -
Applications

Erminia T.P. Frias

Upon a motion by Commissioner La Costa, seconded by Commissioner Andrews, it was voted on and unanimously carried to defer decision making on the application of Erminia T.P. Frias and requests the presence of Ms. Frias in person or by telephone.

Jennifer Ann Renfro – Request for Reconsideration and removal of conditions

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to approve motion to rescind Jennifer Ann Renfro's conditional license pursuant to the "Order Granting Motion to Enforce Anti-Discrimination Provision of Bankruptcy Code" by the United States Bankruptcy Court, District of Hawaii pertaining to In Re: Cleve William Renfro, Jr. and Jennifer Jones Renfro, Case Number 23-00971.

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve a motion to issue a conditional license to Jennifer Ann Renfro based on the outstanding financial obligations, with the condition that Ms. Renfro will repay said obligations owed and to notify her broker regarding her conditional license.

Chapter 91, HRS,
Adjudicatory Matters

Chair Yamane called for a recess from the meeting at 10:34 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

In the Matter of the Real Estate Salesperson's License of Grace O. Chiu: REC-2023-375-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Board'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.

In the Matter of the Real Estate Broker's License of Ciara N. Quam: REC 2024-302-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Board's Final Order

Commissioner La Costa disclosed that she knew Ms. Quam personally but can make a fair and objective decision on the matter.

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

In the Matter of the Real Estate Salesperson's License of Stanford K. Lanias: REC 2024-146-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 Andrews, it was voted on and unanimously carried to accept the settlement agreement.

In the Matter of the Real Estate Salesperson's License of Gavin M. Ishikawa: REC 2024-400-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.

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 10:38 a.m.

Next Meeting: Friday, February 28, 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 10:38 a.m.

Reviewed and approved by:

Miles Ino
Executive Officer

02/12/2025

Date

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

MI:jp

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON JANUARY 24, 2025

| <u>Brokers – Individual</u> | <u>Effective Date</u> |
|--|-----------------------|
| Dominick Alicastro | 11/25/2024 |
| Charelle Lucena Zimnicki | 12/09/2024 |
| William Kosuke Tanaka aka Will Tanaka | 12/12/2024 |
| Richelle Mary Thomson aka Richelle M Thomson | 01/01/2025 |
| Kelcie Akiko Pira-Miki | 01/01/2025 |
| Elmer Sai Ben Pang aka Elmer S B Pang | 01/01/2025 |
| Tasha Evon Akama aka Tasha E Akama | 01/01/2025 |
| Josephine Agbayani Alonso | 01/01/2025 |
| John K Y Good | 01/01/2025 |
| Tomoko Takumi | 01/01/2025 |
| Anne Marie Schag | 01/01/2025 |
| Jeffrey Michael Newton | 01/01/2025 |
| Yoshiko Mori Kaku aka Yoshiko M Kaku | 01/01/2025 |
| Magdalena Walaszek Odonnell aka Magdalena Odonnell | 01/01/2025 |
| Alexandre Abreu aka Alex Abreu | 01/01/2025 |
| Lisa Lindsay Myeni aka Lindsay Myeni | 01/01/2025 |
| Jordan Lee Trafton aka Jordan L Trafton | 01/01/2025 |
| Raymond K B Kang aka Raymond Kang | 01/01/2025 |
| Anne Newberry | 01/01/2025 |
| Carrie Michele Frye aka Carrie M Frye | 01/01/2025 |
| Meli Kaikamahina King aka Meli King | 01/01/2025 |
| Patrick David Harris aka Patrick D Harris | 01/01/2025 |
| Maximilian Pono Hagen aka Maximilian Hagen | 01/01/2025 |
| Stephane C M J Brahy aka Stephane Brahy | 01/01/2025 |
| Marc Roland Shackman | 01/01/2025 |
| Ketura Simone Waiki aka Ketura Waiki | 01/01/2025 |
| Barbara M Servello-Knoeppel aka Barbara Servello-Knoeppel | 01/01/2025 |
| Jason T Roberts aka Jason Roberts | 01/01/2025 |
| Catherine Lee Parsons aka Kit Parsons | 01/01/2025 |

| | |
|---|------------|
| Mariel Haunani Maloof aka Nani Maloof | 01/01/2025 |
| Justin Jay Freedhand aka Jay Freedhand | 01/01/2025 |
| Mateo Ricardo Manzari | 01/01/2025 |
| Marley Rose Taufmann aka Marley R Taufmann | 01/01/2025 |
| Christopher C Seavey aka Chris C Seavey | 01/02/2025 |
| Bom Nae Lee aka Spring Lee | 01/06/2025 |

| <u>Salesperson – Individual</u> | <u>Effective Date</u> |
|---|-----------------------|
| Michael Henry Fallis aka Michael H Fallis | 05/01/2024 |
| Hunter Kala'iola Lee aka Hunter Lee | 11/13/2024 |
| Heather Cassandra McCall aka Heather McCall | 11/18/2024 |
| Carol Marie Porter | 11/19/2024 |
| Shogo Takefusa | 11/19/2024 |
| Kuualoha Taylor aka Aloha Taylor | 11/20/2024 |
| Eleonora Silaeva | 11/22/2024 |
| Dawson Tyler West aka Dawson West | 11/25/2024 |
| Irena Golska Mones aka Irenka Mones | 11/25/2024 |
| Christian Miguel Batoon | 11/25/2024 |
| Dana McAdams | 12/02/2024 |
| Ashton Bond Goddard aka Ashton Goddard | 12/02/2024 |
| Scott T Awaya Jr aka Scott Awaya Jr | 12/02/2024 |
| Kyle Micaiah Gregg aka Kyle M Gregg | 12/03/2024 |
| Emma Alice Frey aka Emma Frey | 12/03/2024 |
| Joseph David Eads | 12/04/2024 |
| Ray Allen Cureton aka Ray Cureton | 12/05/2024 |
| Jessieann Farias | 12/06/2024 |
| Jessica Lee Hall aka Jessica Hall | 12/06/2024 |
| Catherine Louise Campbell aka Catherine L Campbell | 12/09/2024 |
| Katie Marie Kittrell | 12/10/2024 |
| Lisa Louise Alt aka Lisa L Alt | 12/11/2024 |
| Walter William Keen Jr aka Walter W Keen | 12/11/2024 |
| Janelle R Dunn aka Janelle Dunn | 12/12/2024 |

| | |
|--|------------|
| Darian Alex Pierce aka Darian A Pierce | 12/12/2024 |
| Ryoma Kono | 12/13/2024 |
| Voltaire Alconcel Gansit aka Voltaire Gansit | 12/19/2024 |
| Russell Allen Schoepf aka Russell Schoepf | 12/26/2024 |
| John Charles Hodges aka John C Hodges | 01/01/2025 |
| John Kuo | 01/01/2025 |
| Shelon Devon Hutchinson | 01/01/2025 |
| Jessica Sashane Merth aka Jessica Merth | 01/01/2025 |
| Stuart Peter Young | 01/01/2025 |
| Annelle Celeste Cantere aka Annelle Cantere | 01/01/2025 |
| Frederick Drayton Cochran | 01/01/2025 |
| Briana Rynae Friday aka Briana Friday | 01/01/2025 |
| Victoria San Juan-Vistro | 01/01/2025 |
| Rachel Marie Simmons aka Rachel Simmons | 01/01/2025 |
| Bethany E Gingerich aka Bethany Gingerich | 01/01/2025 |
| Susana Iries Medios aka Suzy Medios | 01/01/2025 |
| David George Rivera aka David Rivera | 01/01/2025 |
| Larisa Rose Hull aka Larisa Hull | 01/01/2025 |
| Alex Kealoha Stuart Magoon aka Alex Magoon | 01/01/2025 |
| Nicole Miye Sugasawara | 01/01/2025 |
| Ranko Rakocevic | 01/01/2025 |
| Raymond Kam Prosek aka Raymond Prosek | 01/01/2025 |
| Lakia Desare McCollin | 01/01/2025 |
| Myrline Guerrier | 01/01/2025 |
| Jason Xinfu Lin aka Jason X Lin | 01/01/2025 |
| Zachary William Morgan Drean aka Zachary Drean | 01/01/2025 |
| Keoni Monahan | 01/01/2025 |
| William Cacay Calumpit aka William Calumpit | 01/01/2025 |
| Shawn James Sullivan aka Shawn Sullivan | 01/01/2025 |
| Alexander Camblor aka Alex Camblor | 01/01/2025 |
| Nainoa Tommy Kekainalu Fierro aka Nainoa Fierro | 01/01/2025 |
| Cortney Nicole Adams | 01/01/2025 |

| | |
|--|------------|
| Andrew William Snyder aka Andrew Snyder | 01/01/2025 |
| Anna K Arita aka Anna Arita | 01/01/2025 |
| Kimberly Keiko Aina aka Kimberly K Aina | 01/01/2025 |
| Rachel Anne Smith aka Rachel Smith | 01/01/2025 |
| Malia Lani Prout | 01/01/2025 |
| Francis Mancinelli | 01/01/2025 |
| Guillermo Bello Piza | 01/01/2025 |
| Melemalie Bairos Ke | 01/01/2025 |
| John Stephen Galas | 01/01/2025 |
| Elizabeth Ann Baird aka Liz Baird | 01/01/2025 |
| Dixon Paul Kupaianaha Davis aka Dixon Davis | 01/01/2025 |
| YuTing Shi | 01/01/2025 |
| Jehromy H Otterman aka Jehromy Otterman | 01/01/2025 |
| Christian Patrick Von Schroppel aka Christian Schroppel | 01/01/2025 |
| Tristan James Cummins | 01/01/2025 |
| Casey Dylan Rehrer | 01/01/2025 |
| Mark Merrill | 01/01/2025 |
| Nan Xia | 01/01/2025 |
| James M K Rosenfeld aka James Rosenfeld | 01/01/2025 |
| Christina Marie Salinas | 01/01/2025 |
| Christine Michelle Neithercott aka Chrissy Neithercott | 01/01/2025 |
| Robert James Acantilado Jr aka Robert J Acantilado Jr | 01/01/2025 |
| Konstantinos Theocharidis aka Costas Theocharidis | 01/01/2025 |
| Natasha Anderson | 01/01/2025 |
| Suzanne Edith Antounian aka Suzanne Antounian | 01/01/2025 |
| Chad M Avakian aka Chad Avakian | 01/01/2025 |
| James Elias Saigali aka James E Saigali | 01/01/2025 |
| William E Anderson | 01/01/2025 |
| Courtney Rose Lahm aka Courtney Lahm | 01/01/2025 |
| Le My Doan aka Le Doan | 01/01/2025 |
| Nicole S Stacey aka Nikki Stacey | 01/01/2025 |
| Gabriel J Prieto | 01/01/2025 |
| Ty Jacob Marinkov | 01/01/2025 |
| Ingrid N Dantas | 01/01/2025 |

| | |
|---|------------|
| Bryan Richard Theiss aka Bryan R Theiss | 01/01/2025 |
| Nollie M Long aka Ino Long | 01/01/2025 |
| LeeAnna Marie Epperson | 01/01/2025 |
| Christina Marie Coronato aka Christina Coronato | 01/01/2025 |
| Julie Dolores Sila aka Julie Sila | 01/01/2025 |
| Vannia Starlet Valdes aka V Valdes | 01/01/2025 |
| Irina Savery | 01/01/2025 |
| Geovanni Kai Chavez Pardini | 01/01/2025 |
| Francisco Xavier Valenzuela | 01/01/2025 |
| Laura Joan Chang aka Jojo Chang | 01/01/2025 |
| Rachel Chen | 01/01/2025 |
| Angelo Koutsogiannis | 01/01/2025 |
| Minei Tashia Fualaau-Pomroy aka Minei Fualaau-Pomroy | 01/01/2025 |
| Luna Shiva Animisha | 01/01/2025 |
| Jennifer Marie Hwang aka Jennifer Hwang | 01/01/2025 |
| Eliot Ehrler | 01/01/2025 |
| Trent Shane Walker | 01/01/2025 |
| Emily Garone | 01/01/2025 |
| Mia Xochitl Schock aka Mia Schock | 01/01/2025 |
| Lisha Zhu | 01/01/2025 |
| Rachel H K Makaiwi -Tuiasosopo aka Rachel Makaiwi-Tuiasosopo | 01/02/2025 |
| Gregory Steven Bradley aka Greg Bradley | 01/02/2025 |
| Scott Arthur Marriott aka Scott A Marriott | 01/02/2025 |
| Valerie Ann Hubin | 01/02/2025 |
| Kyaw Hein | 01/02/2025 |
| Melissa Sue Dawson aka Melissa Dawson | 01/02/2025 |
| Sarah Marika Medwell Redican aka Sarah Redican | 01/03/2025 |
| Frank Michael Colletti | 01/03/2025 |
| Lawrence Thomas Cilento | 01/03/2025 |
| Rhonda Dee Ryan McKeague aka Rhonda McKeague | 01/06/2025 |
| Kinja Jamal Dixon | 01/06/2025 |
| West Cordy Hawthorne aka West C Hawthorne | 01/06/2025 |
| Dominique Michelle Unrein aka Dominique Unrein | 01/07/2025 |

| <u>Brokers – Corporations and Partnerships</u> | <u>Effective Date</u> |
|---|-----------------------|
| Tomoko Realty Inc Tomoko M Stanyon, PB | 01/01/2025 |
| Steel Realty Inc dba Cocolani Realty Breezy Steel, PB | 01/01/2025 |
| Pac Wealth Corp Elmer Pang, PB | 01/01/2025 |
| <u>Brokers – Limited Liability Company (LLC)</u> | <u>Effective Date</u> |
| Luxus Hawaii Brokers LLC Sarah Bakewell, PB | 11/19/2024 |
| Alonso Agency LLC Josephine Alonso, PB | 01/01/2025 |
| Access Pacific Real Estate LLC Anthony M Huynh, PB | 01/01/2025 |
| Shimamoto Real Estate Group LLC Lincoln C Shimamoto, PB | 01/01/2025 |
| Claire’s Realty LLC Claire Gibo, PB | 01/01/2025 |
| Excel Commercial Realty LLC Kynan Pang, PB | 01/01/2025 |
| The Ferndale Management Group LLC Alon Yonatan, PB | 01/01/2025 |
| Big Island Stays LLC Dawn R Clark, PB | 01/01/2025 |
| LPT Realty LLC Pedro M Nicado, PB | 01/06/2025 |
| <u>Brokers – Sole Proprietor</u> | <u>Effective Date</u> |
| Lee Chuan Lin aka Lee Lin | 12/10/2024 |
| Guoming Ding aka Jed Ding | 12/24/2024 |
| Mark James Hollenbeck | 01/01/2025 |
| Kevin Edward Becker | 01/01/2025 |
| <u>Branch Office</u> | <u>Effective Date</u> |
| Compass Hawaii LLC | 01/01/2025 |
| <u>Trade Name</u> | <u>Effective Date</u> |
| Westminster Realty Inc dba Maui Paradise Real Estate | 12/02/2024 |
| <u>Legal Name Change (Individual)</u> | <u>Effective Date</u> |
| Sasha Alissa Burt nka Sasha Alissa Renee Winters fka Sasha Alissa Burt | 11/14/2024 |
| Jazmin Jean Torres Roman nka Jazmin Jean Andrade Roman fka Jazmin Jean Torres Roman | 11/25/2024 |

| | |
|--|------------|
| Julie Hwang nka Julie Hwang Thompson fka Julie Hwang | 12/03/2024 |
| Elise Y Soetaert nka Elise Yun Choe fka Elise Y Soetaert | 12/06/2024 |
| Heather Cabael Quijano nka Heather Elizaga Cabael fka Heather Cabael Quijano | 12/09/2024 |
| Jennie Gallimore Loria nka Jennie Gallimore fka Jennie Gallimore Loria | 12/20/2024 |
| Shungcho Hwu nka Peter Hwu fka Shungcho Hwu | 12/20/2024 |
| Caitlin Leilani Murphy nka Caitlin Leilani Gorski fka Caitlin Leilani Murphy | 01/03/2025 |

License Name Change (Individual)

Effective Date

| | |
|--|------------|
| Sasha Burt nka Sasha Winters fka Sasha Burt | 11/14/2024 |
| Robert Girard Jetton nka Bob Jetton fka Robert Girard Jetton | 12/02/2024 |
| Thomas Cho Lee aka Thomas Lee | 12/03/2024 |

Educational Equivalency Certificate

Expiration Date

| | |
|----------------------------------|------------|
| Jeb Fuller | 12/05/2026 |
| Emily Elizabeth Davids | 12/06/2026 |
| Brie Ann Kiyoko Kodama | 12/06/2026 |
| Bernardo Accetta Sobroza | 12/09/2026 |
| Christie Dawn Hayes | 12/10/2026 |
| Danny Minseo Choi | 12/10/2026 |
| Barry Jene Sonnek | 12/11/2026 |
| Myra Kim Kurnow | 12/11/2026 |
| Enola Vasilchuk | 12/12/2026 |
| Valerie Nicole Wilson | 12/12/2026 |
| Lea Manon Lijoi Godfrey | 12/12/2026 |
| Ivy Alexandra Brooks-Gherscovici | 12/12/2026 |
| Johnny Pat Marasigan Abarra | 12/16/2026 |
| Lori Ann Sanchez | 12/16/2026 |
| Anthony Albert Hernandez | 12/16/2026 |
| Maurice Abner Priest | 12/17/2026 |
| Hunter Matthew Tipold | 12/17/2026 |
| Firuz Naeimi | 12/19/2026 |
| David Saewon Kwon | 12/19/2026 |
| Dustin Lee Pippin | 12/19/2026 |
| Francesco Giovanni Coluccio | 12/19/2026 |
| Robert B Wellman | 12/24/2026 |
| Michael Brady Beyers | 12/30/2026 |

| | |
|----------------------------|------------|
| Nikko Makoa Nicholas | 12/30/2026 |
| Soane Amaron Corianton Moa | 01/02/2027 |
| Diana Barbara Calia | 01/03/2027 |
| Dong Mei Fu | 01/03/2027 |
| Annette Gee Kim | 01/03/2027 |
| Kristen Leanne Tutas | 01/08/2027 |
| Renae Nicole Montero Gozza | 01/08/2027 |
| Amritraj Singh | 01/08/2027 |
| Solomon Ets-Hokin | 01/08/2027 |
| James Andrew Watkins | 01/08/2027 |

Equivalency to Uniform Section of Examination Certificate

Expiration Date

| | |
|----------------------------------|------------|
| Jeb Fuller | 12/05/2026 |
| Bernardo Accetta Sobroza | 12/09/2026 |
| Christie Dawn Hayes | 12/10/2026 |
| Danny Minseo Choi | 12/10/2026 |
| Barry Jene Sonnek | 12/11/2026 |
| Myra Kim Kurnow | 12/11/2026 |
| Lea Manon Lijoi Godfrey | 12/12/2026 |
| Ivy Alexandra Brooks-Gherscovici | 12/12/2026 |
| Johnny Pat Marasigan Abarra | 12/16/2026 |
| Lori Ann Sanchez | 12/16/2026 |
| Anthony Albert Hernandez | 12/16/2026 |
| Maurice Abner Priest | 12/17/2026 |
| Hunter Matthew Tipold | 12/17/2026 |
| Dustin Lee Pippin | 12/19/2026 |
| Firuz Naeimi | 12/19/2026 |
| Robert B Wellman | 12/24/2026 |
| Soane Amaron Corianton Moa | 01/02/2027 |
| Dong Mei Fu | 01/03/2027 |
| Kristen Leanne Tutas | 01/08/2027 |
| Renae Nicole Montero Gozza | 01/08/2027 |
| Amritraj Singh | 01/08/2027 |
| Solomon Ets-Hokin | 01/08/2027 |
| James Andrew Watkins | 01/08/2027 |

Real Estate Broker Experience Certificate

Expiration Date

| | |
|----------------------------------|------------|
| Jeb Fuller | 12/05/2026 |
| Liliana Ballesteros | 12/09/2026 |
| Evan Blazso Rock | 12/09/2026 |
| Yuki Rhys | 12/10/2026 |
| Irma A Romero | 12/10/2026 |
| Christie Dawn Hayes | 12/10/2026 |
| Barry Jene Sonnek | 12/11/2026 |
| Myra Kim Kurnow | 12/11/2026 |
| Ivy Alexandra Brooks-Gherscovici | 12/12/2026 |
| Maria K Price | 12/12/2026 |
| Maurice Abner Priest | 12/17/2026 |
| Erin L Ellis | 12/23/2026 |
| Daniel Joseph Richards Jr | 12/23/2026 |
| Robert B Wellman | 12/24/2026 |
| Fujiko Donna Hughes | 12/27/2026 |
| Michael Brady Beyers | 12/30/2026 |

| | |
|----------------------------------|------------|
| Joelle Michie Ishii Jackson | 12/31/2026 |
| Mandy Christine Trella | 01/02/2027 |
| Silvia Lorena Templeman-Gonzalez | 01/02/2027 |
| Jurel Shigemune Shinjo-Mattison | 01/02/2027 |
| Stacy Elise Levin | 01/02/2027 |
| Richard Oscar Linke Jr | 01/02/2027 |
| Chantee Shiroma | 01/02/2027 |
| Gina Catherine Guglielmelli | 01/03/2027 |
| Katherine Angela Washburn | 01/03/2027 |
| Kristen Leanne Tutas | 01/08/2027 |
| Solomon Ets-Hokin | 01/08/2027 |

Continuing Education Equivalency

| | <u>Effective Date</u> |
|---------------------------|-----------------------|
| Alon Yonatan | 12/03/2024 |
| Alex Everest | 12/05/2024 |
| Elerina Ambrocio | 12/06/2024 |
| Dennis Robert Fransen | 12/09/2024 |
| Kelly M Byrne | 12/11/2024 |
| Gerald Verratti | 12/11/2024 |
| D Michael Van Konynenburg | 12/12/2024 |
| Crystal Wah-Pik Lui Young | 12/12/2024 |
| Sandra M Storm | 12/13/2024 |
| Mariko Yoshioka Gillam | 12/13/2024 |
| Zhimei Guo | 12/17/2024 |
| Kevin Dougherty | 12/26/2024 |

JAN 23 2025

A BILL FOR AN ACT

RELATING TO THE REAL ESTATE COMMISSION.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that the real estate
2 commission is responsible for, among other things, overseeing
3 condominium projects, condominium associations, managing agents,
4 and condominium hotel operators. The real estate commission is
5 also responsible for administering the condominium education
6 trust fund for educational purposes, including education and
7 research in the field of condominium management. Presently,
8 there are approximately 1,668 condominium association
9 registrations and twenty-nine condominium hotel operator
10 registrations in the State. The expertise of the real estate
11 commission is therefore critical to ensuring accountability and
12 compliance with existing condominium law.

13 Accordingly, to promote the safety of the hundreds of
14 thousands of residents who live in the condominiums across the
15 State, the purpose of this Act is to require that at least two
16 members of the real estate commission be licensed professional
17 engineers or professional architects who have been engaged in



1 business within the State for three years preceding their
2 appointment to the real estate commission.

3 SECTION 2. Section 467-3, Hawaii Revised Statutes, is
4 amended to read as follows:

5 **"§467-3 Commission, appointments, qualifications, tenure.**

6 There shall be appointed a commission to be known as the real
7 estate commission, to consist of nine members, at least four of
8 whom shall be licensed real estate brokers who have been engaged
9 in business as licensed real estate brokers or salespersons for
10 three years immediately preceding their appointments [~~, each of~~
11 ~~whom~~]. At least two members shall be licensed professional
12 engineers or architects who have been engaged in business as a
13 licensed professional engineer or architect in the State for
14 three years immediately preceding their appointments. All
15 members shall be a citizen of the United States and shall have
16 resided in the State for at least three years preceding
17 appointment, and one of whom shall be designated by the
18 appointing power as chairperson. Four members shall be
19 residents of the city and county of Honolulu, one shall be a
20 resident of the county of Hawaii, one shall be a resident of the



1 county of Maui, and one shall be a resident of the county of
2 Kauai and two members shall be public members.

3 Appointments shall be made for a term of four years,
4 commencing from the date of expiration of the last preceding
5 term and shall be made to expire on June 30. Appointments shall
6 be made so that at least one appointment shall be required each
7 year.

8 Any vacancy shall be filled by appointment for the
9 unexpired term."

10 SECTION 3. Statutory material to be repealed is bracketed
11 and stricken. New statutory material is underscored.

12 SECTION 4. This Act shall take effect upon its approval.

13

INTRODUCED BY: _____

A handwritten signature in black ink, appearing to be 'JBL', is written over a horizontal line.

S.B. NO. 1212

Report Title:

Real Estate Commission; Membership; Requirements; Professional Engineers; Architects

Description:

Requires at least two members of the Real Estate Commission to be licensed professional engineers or architects engaged in business in the State for three years immediately preceding the appointment.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.



§26-9 Department of commerce and consumer affairs. (a) The department of commerce and consumer affairs shall be headed by a single executive to be known as the director of commerce and consumer affairs.

(b) The department shall protect the interests of consumers, depositors, and investors throughout the State. It shall set standards and enforce all laws and rules governing the licensing and operation of, and register and supervise the conduct of, trades, businesses, and professions, including banks, insurance companies, brokerage firms, and other financial institutions.

(c) The board of acupuncture, board of public accountancy, board of barbering and cosmetology, boxing commission, Hawaii board of chiropractic, contractors license board, board of dentistry, board of electricians and plumbers, elevator mechanics licensing board, board of professional engineers, architects, surveyors, and landscape architects, board of massage therapy, Hawaii medical board, motor vehicle industry licensing board, motor vehicle repair industry board, board of naturopathic medicine, board of nursing, Hawaii board of optometry, pest control board, board of pharmacy, board of physical therapy, board of psychology, board of private detectives and guards, real estate commission, Hawaii board of veterinary medicine, board of speech pathology and audiology, and any board, commission, program, or entity created pursuant to or specified by statute in furtherance of the purpose of this section including but not limited to section 26H-4, or chapters 484, 514B, and 514E shall be placed within the department of commerce and consumer affairs for administrative purposes.

The public utilities commission shall be placed, for administrative purposes only, within the department of commerce and consumer affairs. Notwithstanding section 26-9(e), (f), (g), (h), (j), (k), (l), (m), (n), (p), (q), (r), and (s), and except as permitted by sections 269-2 and 269-3, the department of commerce and consumer affairs shall not direct or exert authority over the day-to-day operations or functions of the commission.

(d) Except as otherwise provided by this chapter, the functions, duties, and powers, subject to the administrative control of the director of commerce and consumer affairs, and the composition of each board and commission shall be as provided by law.

(e) Notwithstanding any provision to the contrary, the employment, appointment, promotion, transfer, demotion, discharge, and job descriptions of all officers and employees under the administrative control of this department shall be determined by the director of commerce and consumer affairs subject only to applicable personnel laws.

(f) The director of commerce and consumer affairs may appoint a hearings officer or officers not subject to chapter 76 to hear and decide any case or controversy regarding licenses and the application and enforcement of rules involving any of the boards, commissions, or regulatory programs within the department of commerce and consumer affairs. The hearings

officer or officers shall have power to issue subpoenas, administer oaths, hear testimony, find facts, and make conclusions of law and a recommended decision; provided that the conclusions and decisions shall be subject to review and redetermination by the officer, board, or commission which would have heard the case in the first instance in the absence of a hearings officer. The review shall be conducted in accordance with chapter 91.

(g) The director of commerce and consumer affairs may appoint an information officer not subject to chapter 76 who shall ensure the prompt and efficient handling of consumer inquiries and the development of a strong consumer education program.

(h) The director may appoint a complaints and enforcement officer not subject to chapter 76 who shall facilitate the receipt, arbitration, investigation, prosecution, and hearing of complaints regarding any person who furnishes commodities, services, or real estate for which a license, registration, or certificate is required from the department or any board, commission, or regulatory program thereunder. In representing the State in bringing any action to enjoin unlicensed, unregistered, or uncertified activities, the department of commerce and consumer affairs' attorneys shall be empowered to exercise all authority granted to the attorney general and to the director of the office of consumer protection under sections 487-12, 487-14, 480-3.1, 480-15, 480-15.1, 480-20(c), and 480-22, as these sections now exist and as they subsequently may be amended. The attorneys also shall be empowered to exercise all authority granted to the attorney general and to the responsible attorneys of the various counties under section 92F-13 in all cases involving documents and records within the custody or control of the regulated industries complaints office.

(i) The functions and authority previously exercised by the treasurer (except funds custody, cash management, debt management, and administering of veterans loans transferred to the department of budget and finance) as constituted are transferred to the department of commerce and consumer affairs established by this chapter.

(j) In the course of an investigation of matters affecting the interest of consumers, depositors, or investors, or of any other matter within the jurisdiction of the department, the director shall have the power to subpoena witnesses, examine witnesses under oath, and require the production of books, papers, documents, or objects that the director deems relevant or material to the inquiry. Upon application by the director, obedience to the subpoena may be enforced by the circuit court in the county in which the person subpoenaed resides or is found in the same manner as a subpoena issued by the clerk of a circuit court.

The director shall appoint and commission one or more investigators as the exigencies of the public service may require. Persons appointed and commissioned under this section may serve subpoenas and serve process and orders pursuant to section 634-21. Nothing in this subsection shall be

construed to entitle persons appointed and commissioned by the director to retirement benefits applicable to police officers under chapter 88.

(k) The director may adopt, amend, or repeal rules pursuant to chapter 91 to effectuate the purposes of all laws within the jurisdiction of the department of commerce and consumer affairs. The director's authority to adopt rules shall not modify, impair, or otherwise affect the power of boards and commissions placed within the department of commerce and consumer affairs for administrative purposes from adopting, amending, or repealing rules, except as provided for in subsection (l).

(l) Any law to the contrary notwithstanding, the director of commerce and consumer affairs may:

- (1) Establish, increase, decrease, or repeal fees relating to any aspect of the registration, certification, licensure, or any other administrative process for all laws within the jurisdiction of the department. Amendments to fee assessments shall be made pursuant to chapter 91;
- (2) Assess fees for copies in any form of media of the computerized records of the business registration division or for electronic access to the computerized information on a one-time or on-going basis. The fees charged for the copies or access may include billing service fees, network usage fees, and computer consultant fees. In adopting these fees, the director shall take into account the intent to make the division self-supporting. To this end, the fees may reflect the commercial value of the service or information provided. In the case of requests for records by a nonprofit organization, the director may reduce or waive the fees. This paragraph shall control in any instance where there is a conflict between this paragraph and any other statute; and
- (3) Assess fees for copies of consumer and business educational publications prepared or issued by the department. Fees collected under this paragraph shall be deposited into the compliance resolution fund under subsection (o). In the case of requests for copies by a nonprofit organization, the director may reduce or waive the fees. For purposes of this paragraph, "consumer and business educational publications" does not include copies of statutes or administrative rules.

The fees collected by the professional and vocational licensing division and the business registration division shall be deposited into the compliance resolution fund under subsection (o).

The director may appoint program specialists, not subject to chapter 76, to assist with the activities of the professional and vocational licensing division.

(m) Notwithstanding section 92-17 or any other law to the contrary, all boards, commissions, and regulatory programs placed within the department of commerce and consumer affairs for administrative purposes shall delegate

their authority to receive, arbitrate, investigate, and prosecute complaints to the department.

(n) Each board and commission, as well as the director, by written order, may delegate to the executive secretary or other personnel of the department any of its powers or duties as it deems reasonable and proper for the administration of the licensing laws that are within the jurisdiction of the department of commerce and consumer affairs. The delegated powers and duties may be exercised by the executive secretary or other personnel of the department in the name of the board, commission, or the director. However, neither a board, a commission, nor the director shall delegate the authority to adopt, amend, or repeal rules or take final disciplinary action against a licensee.

(o) Every person licensed under any chapter within the jurisdiction of the department of commerce and consumer affairs and every person licensed subject to chapter 485A or registered under chapter 467B shall pay upon issuance of a license, permit, certificate, or registration a fee and a subsequent annual fee to be determined by the director and adjusted from time to time to ensure that the proceeds, together with all other fines, income, and penalties collected under this section, do not surpass the annual operating costs of conducting compliance resolution activities required under this section. The fees may be collected biennially or pursuant to rules adopted under chapter 91, and shall be deposited into the special fund established under this subsection. Every filing pursuant to chapter 514E or section 485A-202(a)(26) shall be assessed, upon initial filing and at each renewal period in which a renewal is required, a fee that shall be prescribed by rules adopted under chapter 91, and that shall be deposited into the special fund established under this subsection. Any unpaid fee shall be paid by the licensed person, upon application for renewal, restoration, reactivation, or reinstatement of a license, and by the person responsible for the renewal, restoration, reactivation, or reinstatement of a license, upon the application for renewal, restoration, reactivation, or reinstatement of the license. If the fees are not paid, the director may deny renewal, restoration, reactivation, or reinstatement of the license. The director may establish, increase, decrease, or repeal the fees when necessary pursuant to rules adopted under chapter 91. The director may also increase or decrease the fees pursuant to section 92-28.

There is created in the state treasury a special fund to be known as the compliance resolution fund to be expended by the director's designated representatives as provided by this subsection. Notwithstanding any law to the contrary, and as provided by section 241-7, all revenues, fees, and fines collected by the department shall be deposited into the compliance resolution fund. Unencumbered balances existing on June 30, 1999, in the cable television fund under chapter 440G, the division of consumer advocacy fund under chapter 269, the financial institution examiners' revolving fund, section 412:2-109, the special handling fund, section 414-13, and unencumbered

balances existing on June 30, 2002, in the insurance regulation fund, section 431:2-215, shall be deposited into the compliance resolution fund. This provision shall not apply to the drivers education fund underwriters fee, sections 431:10C-115 and 431:10G-107, insurance premium taxes and revenues, revenues of the workers' compensation special compensation fund, section 386-151, the captive insurance administrative fund, section 431:19-101.8, the insurance commissioner's education and training fund, section 431:2-214, the medical malpractice patients' compensation fund as administered under section 5 of Act 232, Session Laws of Hawaii 1984, and fees collected for deposit in the office of consumer protection restitution fund, section 487-14, the real estate appraisers fund, section 466K-1, the real estate recovery fund, section 467-16, the real estate education fund, section 467-19, the contractors recovery fund, section 444-26, the contractors education fund, section 444-29, the condominium education trust fund, section 514B-71, and the mortgage foreclosure dispute resolution special fund, section 667-86. Any law to the contrary notwithstanding, the director may use the moneys in the fund to employ, without regard to chapter 76, hearings officers and attorneys. All other employees may be employed in accordance with chapter 76. Any law to the contrary notwithstanding, the moneys in the fund shall be used to fund the operations of the department. The moneys in the fund may be used to train personnel as the director deems necessary and for any other activity related to compliance resolution.

A separate special subaccount of the compliance resolution fund, to be known as the post-secondary education authorization special subaccount, shall be established for fees collected by the department of commerce and consumer affairs pursuant to chapter 305J. The special subaccount shall be governed by section 305J-19.

As used in this subsection, unless otherwise required by the context, "compliance resolution" means a determination of whether:

- (1) Any licensee or applicant under any chapter subject to the jurisdiction of the department of commerce and consumer affairs has complied with that chapter;
- (2) Any person subject to chapter 485A has complied with that chapter;
- (3) Any person submitting any filing required by chapter 514E or section 485A-202(a)(26) has complied with chapter 514E or section 485A-202(a)(26);
- (4) Any person has complied with the prohibitions against unfair and deceptive acts or practices in trade or commerce; or
- (5) Any person subject to chapter 467B has complied with that chapter;

and includes work involved in or supporting the above functions, licensing, or registration of individuals or companies regulated by the department, consumer protection, and other activities of the department.

The director shall prepare and submit an annual report to the governor and the legislature on the use of the compliance resolution fund. The report

shall describe expenditures made from the fund including non-payroll operating expenses.

(p) Any law to the contrary notwithstanding, the department of commerce and consumer affairs, or any board or commission placed within it for administrative purposes, may contract with professional testing services to prepare, administer, and grade examinations and tests for license applicants. For these purposes, the department may require applicants to pay the examination fee directly to the testing agency.

(q) Any law to the contrary notwithstanding, when any type of bond or insurance required to be maintained by any licensee under a regulatory program of the department of commerce and consumer affairs, or of any board or commission assigned to the department of commerce and consumer affairs, cannot reasonably be secured, the department, board, or commission may provide by rule for alternative forms of security to the consumer so long as that alternate security is no less than that provided by the type of bond or insurance initially required.

(r) Notwithstanding any other law to the contrary, the department of commerce and consumer affairs, or any board or commission placed within it for administrative purposes, may change any license renewal date by rules adopted in accordance with chapter 91.

(s) The director of commerce and consumer affairs may establish advisory committees, the members of which shall serve as consultants to the boards and to the director in their review of licensees referred for possible disciplinary action and as experts to the department for investigations and professional vocational licensing matters. Each advisory committee shall be appointed by the director from a list of licensees submitted annually by the board or by referral from the regulated industry for which an advisory committee is appointed. Each member of the committee shall serve until a new committee is established or until the particular case for which the member was designated a consultant or expert has been concluded.

All members of the advisory committee shall serve voluntarily and without compensation, but shall be paid reasonable allowances for travel and expenses that may be incurred as a result of performance of their duties on the committee. The costs shall be paid by the department.

Any member of the advisory committee shall be immune from civil liability for any act done in connection with this subsection. [L Sp 1959 2d, c 1, pt of §15; am L 1963, c 21, §1, c 111, §2, c 114, §4, and c 136, §1; Supp, §14A-14; HRS §26-9; am L 1970, c 63, §2; am L 1976, c 18, §1 and c 165, §8; am L 1980, c 92, §1; am L 1981, c 75, §1, c 82, §7, and c 136, §1; am L 1982, c 60, §1, c 203, §1, and c 204, §1; am L 1983, c 54, §1, c 124, §2, c 153, §5, and c 224, §2; am L 1984, c 45, §2, c 97, §1, and c 213, §7; am L 1985, c 58, §1, c 68, §1, c 115, §1, and c 276, §2; am L 1986, c 140, §1; am L 1988, c 101, §2, c 126, §1, and c 141, §4; am L 1989, c 211, §10; am L 1990, c 166, §3, c 281, §11, and c 285, §3; am L 1991, c 47, §1; am L 1993, c 173, §1, c 280, §24, and c 322, §1; am L 1994, c 279, §2; am L 1995, c 198, §2; am L

1997, c 87, §1, c 88, §1, c 223, §1, c 225, §1, c 231, §1, c 235, §1, and c 301, §2; am L 1999, c 129, §1 and c 248, §2; am L 2000, c 253, §150; am L 2002, c 16, §2, c 39, §1, and c 40, §1; am L 2004, c 116, §1 and c 164, §§4, 5; am L 2005, c 22, §2; am L 2006, c 229, §2 and c 300, §3; am L 2008, c 9, §3 and c 28, §3; am L 2009, c 77, §1 and c 129, §2; am L Sp 2009, c 22, §11(1); am L 2011, c 48, §§7, 45(5); am L 2012, c 182, §49; am L 2013, c 180, §4; am L 2014, c 108, §3; am L 2017, c 181, §5; am L 2018, c 203, §§ 2, 4, 6, and 8; am L 2022, c 72, §1]

Note

Blockchain and cryptocurrency task force; report to 2024 legislature (dissolved upon submission of the report). L 2022, c 70, §1.

Cross References

Uniform professional and vocational licensing act, see chapter 436B.

Case Notes

Director of regulatory agencies as protector of consumer's interest is party to proceeding before PUC. 54 H. 663, 513 P.2d 1376.

[Previous](#)

[Vol01_Ch0001-0042F](#)

[Next](#)

§26-35 Administrative supervision of boards and commissions. (a)

Whenever any board or commission is established or placed within or transferred to a principal department for administrative purposes or subject to the administrative control or supervision of the head of the department, the following provisions shall apply except as otherwise specifically provided by this chapter:

- (1) The head of the department shall represent the board or commission in communications with the governor and with the legislature; unless the legislature or a legislative committee requests to communicate directly with the board or commission;
- (2) The financial requirements from state funds of the board or commission shall be submitted through the head of the department and included in the budget for the department;
- (3) All rules adopted by the board or commission shall be subject to the approval of the governor;
- (4) The employment, appointment, promotion, transfer, demotion, discharge, and job descriptions of all officers and employees of or under the jurisdiction of the board or commission shall be determined by the board or commission subject to the approval of the head of the department and to applicable personnel laws;
- (5) All purchases of supplies, equipment, or furniture by the board or commission shall be subject to the approval of the head of the department;
- (6) The head of the department shall have the power to allocate the space or spaces available to the department and which are to be occupied by the board or commission;
- (7) Any quasi-judicial functions of the board or commission shall not be subject to the approval, review, or control of the head of the department; and
- (8) Except as set forth hereinabove, the head of the department shall not have the power to supervise or control the board or commission in the exercise of its functions, duties, and powers.

(b) Every board or commission established or placed within a principal department for administrative purposes or subject to the administrative control or supervision of the head of the department shall be considered an arm of the State and shall enjoy the same sovereign immunity available to the State. [L Sp 1959 2d, c 1, §6; am L 1965, c 96, §140; Supp, §14A-4; HRS §26-35; am L 2004, c 16, §1; am L 2008, c 60, §2]

Cross References

Rulemaking procedure, see chapter 91.

[Previous](#)

[Vol01_Ch0001-0042F](#)

[Next](#)

STAND. COM. REP. NO.

419

Honolulu, Hawaii

, 2025

FEB 11

RE: H.B. No. 1053

H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Consumer Protection & Commerce, to which was referred H.B. No. 1053 entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUM ASSOCIATION'S OPERATING BUDGET,"

begs leave to report as follows:

The purpose of this measure is to clarify the ability of a condominium association to borrow from or reallocate from its replacement reserves fund to be used toward operating expenses if repaid within one year.

Your Committee received testimony in support of this measure from the Real Estate Commission and Palehua Townhouse Association. Your Committee received testimony in opposition to this measure from the Hawaii Legislative Action Committee of the Community Associations Institute; Hawaii Council of Community Associations; and three individuals. Your Committee received comments on this measure from seven individuals.

Your Committee finds that, due to issues in the global insurance industry and recent increases in catastrophic weather events around the world, there have been unprecedented insurance premium rate increases for condominium associations. Condominium associations have been unable to fund these significant increases, which in turn has placed an unbearable and unforeseeable financial



burden on condominium unit owners to cover these last-minute costs. This measure allows a condominium association to borrow and subsequently repay from its reserve fund account to assist in paying for operating expenses within the condominium association's budget.

Your Committee notes that a concern was raised by the Community Associations Institute, in its written testimony before your Committee, that the proposed spending limits in this measure based on percentages would be highly difficult to enforce. This is a consequence of the vast majority of condominium associations (approximately more than ninety-five percent) adopting reserve studies using the cash flow funding method, which excludes percentages under the Pooling Method of preparation. Under the cash flow funding method, a condominium association's reserve balance is projected over a thirty-year period, accounting for income and expenses, and is deemed fully funded if the ending balance is a positive balance. As such, any determination of percentages is inconsistent with that methodology. Your Committee respectfully requests your Committee on Finance, should it deliberate on this measure, to give due consideration to this concern.

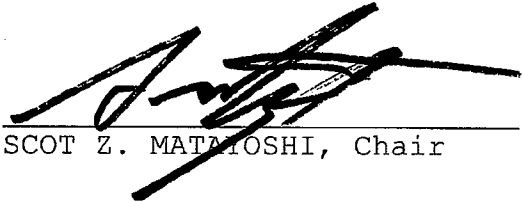
Your Committee has amended this measure by:

- (1) Clarifying that a violation of the provisions governing the authorization for a condominium association to borrow or reallocate replacement reserves funds is a violation of the member's fiscal duty;
- (2) Specifying that every authorized borrowing or reallocation of replacement reserves funds is to be restored before any additional borrowing or reallocation, if the replacement reserves are less than one hundred percent of the estimated replacement reserves;
- (3) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.



As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1053, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1053, H.D. 1, and be referred to your Committee on Finance.

Respectfully submitted on behalf of the members of the Committee on Consumer Protection & Commerce,


SCOT Z. MATSUMOTO, Chair

A BILL FOR AN ACT

RELATING TO CONDOMINIUM ASSOCIATION'S OPERATING BUDGET.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that, due to issues in
2 the global insurance industry and recent increases in
3 catastrophic weather events around the world, there have been
4 unprecedented insurance premium rate increases for condominium
5 associations. These significant increases have left condominium
6 associations without a means to fund the premiums without
7 placing an unbearable and unforeseen financial burden on
8 Hawaii's condominium unit owners.

9 The purpose of this Act is to authorize an association's
10 board to borrow or reallocate funds from its replacement reserve
11 funds to pay for association operating expenses.

12 SECTION 2. Section 514B-105, Hawaii Revised Statutes, is
13 amended to read as follows:

14 "**§514B-105 Association; limitations on powers.** (a) The
15 declaration and bylaws shall not impose limitations on the power
16 of the association to deal with the developer that are more



1 restrictive than the limitations imposed on the power of the
2 association to deal with other persons.

3 (b) Unless otherwise permitted by the declaration, bylaws,
4 or this chapter, an association may adopt rules and regulations
5 that affect the use of or behavior in units that may be used for
6 residential purposes only to:

7 (1) Prevent any use of a unit that violates the
8 declaration or bylaws;

9 (2) Regulate any behavior in or occupancy of a unit that
10 violates the declaration or bylaws or unreasonably
11 interferes with the use and enjoyment of other units
12 or the common elements by other unit owners; or

13 (3) Restrict the leasing of residential units to the
14 extent those rules are reasonably designed to meet
15 underwriting requirements of institutional lenders who
16 regularly lend money secured by first mortgages on
17 units in condominiums or regularly purchase those
18 mortgages.

19 Otherwise, the association shall not regulate any use of or
20 behavior in units by means of the rules and regulations.



1 (c) Any payments made by or on behalf of a unit owner
2 shall first be applied to outstanding common expenses that are
3 assessed to all unit owners in proportion to the common interest
4 appurtenant to their respective units, including commercial
5 property assessed financing assessment expenses incurred for
6 improvements financed pursuant to section 196-64.5. Only after
7 the outstanding common expenses have been paid in full may the
8 payments be applied to other charges owed to the association,
9 including assessed charges to the unit such as ground lease
10 rent, utility sub-metering, storage lockers, parking stalls,
11 boat slips, insurance deductibles, and cable. After these
12 charges are paid, other charges, including unpaid late fees,
13 legal fees, fines, and interest, may be assessed in accordance
14 with an application of payment policy adopted by the board;
15 provided that if a unit owner has designated that any payment is
16 for a specific charge that is not a common expense as described
17 in this subsection, the payment may be applied in accordance
18 with the unit owner's designation even if common expenses remain
19 outstanding.

20 (d) No unit owner who requests legal or other information
21 from the association, the board, the managing agent, or their



1 employees or agents, shall be charged for the reasonable cost of
2 providing the information unless the association notifies the
3 unit owner that it intends to charge the unit owner for the
4 reasonable cost. The association shall notify the unit owner in
5 writing at least ten days prior to incurring the reasonable cost
6 of providing the information, except that no prior notice shall
7 be required to assess the reasonable cost of providing
8 information on delinquent assessments or in connection with
9 proceedings to enforce the law or the association's governing
10 documents.

11 After being notified of the reasonable cost of providing
12 the information, the unit owner may withdraw the request, in
13 writing. A unit owner who withdraws a request for information
14 shall not be charged for the reasonable cost of providing the
15 information.

16 (e) Subject to any approval requirements and spending
17 limits contained in the declaration or bylaws, the association
18 may authorize the board to borrow money for the repair,
19 replacement, maintenance, operation, or administration of the
20 common elements and personal property of the project, or the
21 making of any additions, alterations, and improvements thereto;



1 provided that written notice of the purpose and use of the funds
2 is first sent to all unit owners and owners representing fifty
3 per cent of the common interest vote or give written consent to
4 the borrowing. In connection with the borrowing, including non-
5 commercial property assessed financing, the board may grant to
6 the lender the right to assess and collect monthly or special
7 assessments from the unit owners and to enforce the payment of
8 the assessments or other sums by statutory lien and foreclosure
9 proceedings. The cost of the borrowing, including, without
10 limitation, all principal, interest, commitment fees, and other
11 expenses payable with respect to the borrowing or the
12 enforcement of the obligations under the borrowing, shall be a
13 common expense of the project. For purposes of this section,
14 the financing of insurance premiums by the association within
15 the policy period shall not be deemed a loan and no lease shall
16 be deemed a loan if it provides that at the end of the lease the
17 association may purchase the leased equipment for its fair
18 market value.

19 (f) For financing assessments imposed upon the project
20 under a commercial property assessed financing program pursuant
21 to section 196-64.5 and due from the association, the cost of



1 the commercial property assessed financing, including all
2 principal, interest, commitment fees, servicing fees, and other
3 expenses payable with respect to this borrowing or the
4 enforcement of the obligations under the borrowing, shall be a
5 common expense of the project and the unit owners' proportionate
6 share of the financing assessment shall be collected in the same
7 manner as common expenses. The written consent of at least
8 fifty per cent of all unit owners to finance qualifying
9 improvements with commercial property assessed financing shall
10 include an acknowledgement that the annual financing assessment
11 required to fund debt service on the commercial property
12 assessed financing shall be included as part of the
13 association's adopted revised budget.

14 (g) Subject to any spending limits contained in the
15 declaration or bylaws, the association may authorize the board
16 to borrow or reallocate funds from the replacement reserves fund
17 to pay for association-wide operating expenses to the extent
18 that the reserve fund maintains a minimum of fifty per cent of
19 the required estimated replacement reserves as detailed in the
20 reserve study conducted pursuant to section 514B-148(a)(5) and
21 (b); provided that:



- 1 (1) Written notice of the purpose and proposed use of the
2 funds is sent to all unit owners, and unit owners
3 representing a minimum of fifty per cent of the common
4 interest consent to the borrowing;
- 5 (2) No consent by the ownership shall be given unless the
6 written notice by the association to borrow or
7 reallocate funds from the replacement reserves fund
8 includes a schedule for when and the manner in which
9 the funds will be restored over a maximum of one year
10 and includes statements regarding the necessity of
11 using the replacement reserves for other than their
12 designated purpose, the necessity of the expense
13 involved, and why the expense was not or could not
14 have been reasonably foreseen in the budgeting
15 process. A proposal to borrow or reallocate
16 replacement reserves funds that are in excess of one
17 hundred per cent of the estimated replacement reserves
18 shall not require a schedule for restoration of
19 borrowed or reallocated funds;
- 20 (3) An association shall not borrow or reallocate
21 replacement reserves funds that are reserved for



1 repair and maintenance projects occurring within one
2 year of the borrowing date;

3 (4) An association shall not borrow or reallocate
4 replacement reserves funds for operating expenses that
5 primarily benefit the board, its officers, or their
6 families. Violating this section constitutes a
7 violation of the member's fiscal duty; and

8 (5) Every authorized borrowing or reallocation of
9 replacement reserves funds shall be restored before
10 any additional authorization for borrowing or
11 reallocation of replacement reserves funds if the
12 replacement reserves are less than one hundred per
13 cent of the estimated replacement reserves."

14 SECTION 3. New statutory material is underscored.

15 SECTION 4. This Act shall take effect on July 1, 3000.



Report Title:

Condominium Associations; Boards of Directors; Reserve Funds;
Operating Expenses

Description:

Permits condominium associations to borrow from or reallocate their reserve funds; provided that the loan is repaid within one year. Effective 7/1/3000. (HD1)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.



CONTINUING EDUCATION PROVIDERS AND COURSES
RATIFICATION LIST

EDUCATION REVIEW COMMITTEE

February 28, 2025

| <u>Registration/Certification</u> | <u>Effective Date</u> |
|---|-----------------------|
| Providers | |
| Residential Real Estate Council | 01/14/2025 |
| Hawaii Island REALTORS | 01/16/2025 |
| Shari S. Motooka-Higa | 02/04/2025 |
| CMPS Institute LLC | 02/06/2025 |
| Courses | |
| “Introduction to Commercial Real Estate” (3 credits) (CCIM Institute) | 01/09/2025 |
| “Mortgage Math Camp” (3 credits) (CMPS Institute, LLC) | 01/22/2025 |
| “The Buyer’s Advocate” (7 credits) (Residential Real Estate Council/National) | 01/27/2025 |
| “Seller Representative Specialist (SRS)” (12 credits) (Hawaii Association of REALTORS” | 01/30/2025 |

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON FEBRUARY 28, 2025

| <u>Brokers – Individual</u> | <u>Effective Date</u> |
|---|---------------------------|
| Merlyn Wenner Ruddell aka Merlyn W Ruddell | 01/01/2025 |
| Steven John Taylor aka Steven Taylor | 01/01/2025 |
| Bom Nae Lee aka Spring Lee | 01/06/2025 |
| Natsuko Atsumi | 01/13/2025 |
| Danielle J Kanekoa | 01/13/2025 |
| Richard Oscar Linke Jr aka Richard O Linke Jr | 01/15/2025 |
| Benjamin Morning Gilholm aka Benjy Gilholm | 01/16/2025 |
| Erin Lee Ellis aka Erin Ellis | 01/17/2025 |
| Kazuki Nakamura | 01/17/2025 |
| Rey Toshinaga | 01/22/2025 |
| Silvia Lorena Templeman-Gonzalez aka Silvia Templeman-Gonzalez | 01/23/2025 |
| Louis Michael Scirrotto aka Lou Scirrotto | 01/27/2025 |
| Luana Della Luce | 01/28/2025 |
| Anthony Phillip Caronna II | 01/31/2025 |
| Renee Alyse Helten aka Renee A Helten | 02/03/2025 |
| <u>Salesperson – Individual</u> | <u>Effective Date</u> |
| Gregory Steven Bradley aka Greg Bradley | 01/02/2025 |
| Sarah Marika Medwell Redican aka Sarah Redican | 01/03/2025 |
| Rhonda Dee Ryan McKeague aka Rhonda McKeague | 01/06/2025 |
| Kinja Jamal Dixon | 01/06/2025 |
| West Cordy Hawthorne aka West C Hawthorne | 01/06/2025 |
| Dominique Michelle Unrein aka Dominique Unrein | 01/07/2025 |
| Vern Clay Heath | 01/08/2025 |
| Dario Noguera | 01/08/2025 |
| Cherish Muzik | 01/08/2025 |
| Jake Rudolph Poole | 01/08/2025 |
| Rodney Neil Mendiola aka Rodney N Mendiola | 01/08/2025 |

| | |
|--|------------|
| Sandra Ann Patel-Hilferty aka Sandy Patel-Hilferty | 01/09/2025 |
| Alice Wastag | 01/09/2025 |
| Tamara Delores Young aka Tamara D Young | 01/09/2025 |
| Zachary Micah Kamen aka Zack Kamen | 01/10/2025 |
| Sydney Aulii Riko Shiroma aka Sydney Shiroma | 01/10/2025 |
| Devin Mikhael De Amaral aka Devin De Amaral | 01/13/2025 |
| Sara Lynn Kam aka Sara Kam | 01/13/2025 |
| Silva Christo Christov aka Silva Christov | 01/14/2025 |
| Rael Sky Young | 01/14/2025 |
| Christopher David Strickland aka Christopher Strickland | 01/15/2025 |
| Tierri Paul Alexandre aka Tierri Alexandre | 01/15/2025 |
| James Thurston Purvis II | 01/15/2025 |
| Jay James Frederick McCoy aka Jay James Mccoy | 01/16/2025 |
| Tucker Matthew Poole aka Tucker Poole | 01/16/2025 |
| Yuko Suzuki Falter | 01/16/2025 |
| Michael Preston Long aka Michael Long | 01/16/2025 |
| Torris Richard Grady | 01/16/2025 |
| Dean Hiroshi Suzuki aka Dean Suzuki | 01/16/2025 |
| Dung Tri Ta aka Dung Kenny Tri Ta | 01/16/2025 |
| Stephen Bacungan Galang Aka Stephen Galang | 01/16/2025 |
| James Kaeo Kulani Kiko aka James Kiko | 01/17/2025 |
| Joice C Castillo aka Joice Castillo | 01/17/2025 |
| Francy Lynn Forbes aka Francy Forbes | 01/17/2025 |
| Hunter Matthew Tipold aka Hunter Tipold | 01/17/2025 |
| Katherine Helen Nickens aka Katherine Nickens | 01/17/2025 |
| Carl Anthony Arevalo aka Carl Arevalo | 01/17/2025 |
| Tara Hatsumi de Jesus Sumida aka Tara Sumida | 01/17/2025 |
| Reiya Matsumoto | 01/17/2025 |
| Pe San | 01/18/2025 |

| | |
|--|------------|
| Jared Rayson Nakatsu aka Jared R Nakatsu | 01/21/2025 |
| David Albert Morris | 01/21/2025 |
| Anil Wilson | 01/21/2025 |
| Lila Hung | 01/21/2025 |
| Tiffany Tarae Russell | 01/21/2025 |
| Diane Marie Starkey aka Diane Starkey | 01/21/2025 |
| Julia Caroline Sheahan aka Julia Sheahan | 01/21/2025 |
| Kristen Adrianna Thario aka Kristen A Thario | 01/21/2025 |
| Michael Pyung Kang Choi aka Michael P Choi | 01/22/2025 |
| Aja E Kahue-Parker aka Aja Kahue-Parker | 01/23/2025 |
| Joe-John Charles McCoy aka Joe-John McCoy | 01/23/2025 |
| Brady Joe Charles aka Brady Charles | 01/23/2025 |
| Siona Auinamailagi Feinga aka Siona Feinga | 01/23/2025 |
| Cherine W Pai aka Cherine Pai | 01/23/2025 |
| James Edward Gorman aka James E Gorman | 01/23/2025 |
| Augusto Enrique Rodriguez-Diaz aka Augusto Rodriguez-Diaz | 01/23/2025 |
| Valerie Nicole Wilson | 01/23/2025 |
| Wayne Scott Feike aka Wayne S Feike | 01/23/2025 |
| Luke Talmage Ralphs | 01/23/2025 |
| Julia Violet Chandler aka Julia Chandler | 01/24/2025 |
| Ashlin H Akau aka Ashlin Akau | 01/24/2025 |
| Kainoa Abram Lyman aka Kainoa A Lyman | 01/25/2025 |
| Jean-Paul H D'Angelo aka J P D'Angelo | 01/27/2025 |
| Lori Kazumi Enomoto aka Lori K Enomoto | 01/27/2025 |
| Viktoria Ujj | 01/27/2025 |
| Lenford D Martin | 01/27/2025 |
| Grant Chandler Simmons aka Grant Simmons | 01/27/2025 |
| Brett Cooper Borinstein aka Brett Borinstein | 01/27/2025 |
| Anthony Richard Del Secco aka Anthony Del Secco | 01/28/2025 |
| Ayumi Suzuki-Dotel | 01/29/2025 |

| | |
|--|-----------------------|
| Patricia Ann Kellar aka Patricia Kellar | 01/29/2025 |
| Patrick O Essenberg aka Patrick Essenberg | 01/29/2025 |
| Scott Kon Yu | 01/30/2025 |
| Kory Kamalei Scholly-Bromwell aka Kory Scholly-Bromwell | 01/30/2025 |
| Vivian Lee Watson aka Vivian L Watson | 01/31/2025 |
| Firuz Naeimi | 01/31/2025 |
| Victoria Mamatova | 01/31/2025 |
| Cassandra Di Iorio | 02/03/2025 |
| Madeline Kimie Tyau aka Maddie Tyau | 02/03/2025 |
| Jerry Yi Shun Li | 02/03/2025 |
| Chi-Jung Chuang aka Dolly Chuang | 02/03/2025 |
| Leah Jenelle Distad | 02/03/2025 |
| Tamika Lynn Caldwell aka Tamika Caldwell | 02/03/2025 |
| Margaret Antonina Lucas | 02/04/2025 |
| King Awihi-Hiwauili Madali aka King Madali | 02/04/2025 |
| Ronald Frederick Heidelberg | 02/04/2025 |
| Kassandra Loren Fernandes aka Kassandra Fernandes | 02/04/2025 |
| Sunny H Pak aka Sunny Pak | 02/05/2025 |
| Manuel E Martinez | 02/05/2025 |
| Brita Yohanna aka B Yohanna | 02/06/2025 |
| Kristine Rieko Akana | 02/06/2025 |
| James Robert Haid Jr aka James R Haid Jr | 02/06/2025 |
| Vana Noelle Pomaikaikamakana Arquette Leong aka Vana Noelle Leong | 02/06/2025 |
| Christine Grace Dorrepaal aka Christine Dorrepaal | 02/07/2025 |
| Brian Keith Hanchett aka Brian Hanchett | 02/07/2025 |
| Benjamin William Willoughby aka Ben Willoughby | 02/07/2025 |
| Srey Zhanna Rollins | 02/07/2025 |
| Robert Eric Quello aka Rob Quello | 02/10/2025 |
| John Riser aka John Batiste Riser | 02/10/2025 |
| <u>Brokers – Corporations and Partnerships</u> | <u>Effective Date</u> |
| HD Realty Inc Hanh H Duong, PB | 01/09/2025 |

| <u>Brokers – Limited Liability Company (LLC)</u> | <u>Effective Date</u> |
|--|-----------------------|
| Aire LLC dba Aire Brokers Steven Taylor, PB | 01/01/2025 |
| Ella Realty LLC Ella M Montrie, PB | 01/07/2025 |
| Poipu Beach Condo LLC Neil Zaslow, PB | 01/27/2025 |
| Anthony Caronna Island Properties LLC Anthony Caronna, PB | 01/31/2025 |
| Talk Realty LLC dba Talk Realty Heather Stasiak, PB | 02/06/2025 |

| <u>Brokers – Sole Proprietor</u> | <u>Effective Date</u> |
|--|-----------------------|
| Christine Osier Matthews aka Christine Matthews | 01/22/2025 |

| <u>Branch Office</u> | <u>Effective Date</u> |
|--|-----------------------|
| Aloha Sotheby's International Realty Inc | 01/09/2025 |
| CBIP INC | 01/15/2025 |
| Midway Realty LLC | 01/17/2025 |
| Compass Hawaii LLC | 01/24/2025 |

| <u>Legal Name Change (Individual)</u> | <u>Effective Date</u> |
|---|-----------------------|
| Laura V Tang nka Laura Vi Szeto fka Laura V Tang | 02/11/2025 |
| Lianne Higa nka Lianne Tami Higa Scrofani fka Lianne Higa | 02/12/2025 |

| <u>License Name Change (Individual)</u> | <u>Effective Date</u> |
|--|-----------------------|
| Timothy Peter Kudryn aka Timothy Kudryn | 01/29/2025 |

| <u>Educational Equivalency Certificate</u> | <u>Expiration Date</u> |
|--|------------------------|
| Heidi Elaine Bailey | 01/14/2027 |
| Chad Craig Rasmussen | 01/14/2027 |
| Yao Mou | 01/15/2027 |
| China Rose | 01/22/2027 |
| Vernon Louis Bryant | 01/24/2027 |
| Genevieve Lynn Souren | 01/24/2027 |
| Jacqueline Rose Plata | 01/27/2027 |
| Darrell Brent Heine | 01/27/2027 |
| Katie McKenna St Onge | 01/28/2027 |
| Samuel Brennan Coady | 01/28/2027 |
| Marcellus Williams | 01/29/2027 |
| Shauna Michelle Buckner | 01/29/2027 |
| Leina-Mei S Johnson | 02/03/2027 |
| Phyllis Ann Coonce | 02/03/2027 |
| Eric James Pascual | 02/05/2027 |

| | |
|---------------------------|------------|
| Jennifer Forrest Robinson | 02/06/2027 |
| Tamara Lynne McLean | 02/07/2027 |
| Javelin Tsyuko Carvalho | 02/10/2027 |
| Colleen Michelle Edwards | 02/10/2027 |
| Phillip Nguyen Le | 02/10/2027 |
| Michael Austin Pekas | 02/11/2027 |

Equivalency to Uniform Section of Examination Certificate

Expiration Date

| | |
|---------------------------|------------|
| Heidi Elaine Bailey | 01/14/2027 |
| Chad Craig Rasmussen | 01/14/2027 |
| Yao Mou | 01/15/2027 |
| Martin Henry Cohen | 01/22/2027 |
| China Rose | 01/22/2027 |
| Vernon Louis Bryant | 01/24/2027 |
| Genevieve Lynn Souren | 01/24/2027 |
| Jacqueline Rose Plata | 01/27/2027 |
| Katie McKenna St Onge | 01/28/2027 |
| Samuel Brennan Coady | 01/28/2027 |
| Phyllis Ann Counce | 02/03/2027 |
| Eric James Pascual | 02/05/2027 |
| Jennifer Forrest Robinson | 02/06/2027 |
| Tamara Lynne McLean | 02/07/2027 |
| Colleen Michelle Edwards | 02/10/2027 |
| Phillip Nguyen Le | 02/10/2027 |
| Michael Austin Pekas | 02/11/2027 |

Real Estate Broker Experience Certificate

Expiration Date

| | |
|-----------------------------|------------|
| Catherine Elizabeth K Damon | 01/14/2027 |
| Bixia Lin | 01/14/2027 |
| Reyn Jiro Tomosada | 01/14/2027 |
| Bradley Manwaring Haeger | 01/15/2027 |
| Yao Mou | 01/15/2027 |
| Maria Corazon Agliam | 01/16/2027 |
| Vernon Louis Bryant | 01/24/2027 |
| Jacqueline Rose Plata | 01/27/2027 |
| Darrell Brent Heine | 01/27/2027 |
| Katie McKenna St Onge | 01/28/2027 |
| Marcellus Williams | 01/29/2027 |
| Cameron Davar Ansari | 01/29/2027 |
| Eric James Pascual | 02/05/2027 |
| Jennifer Forrest Robinson | 02/06/2027 |
| Colleen Michelle Edwards | 02/10/2027 |
| Phillip Nguyen Le | 02/10/2027 |
| Chelsey N Alvarez | 02/11/2027 |