



Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters. In this email, the Commission wishes to remind the community about the upcoming Condorama free seminar, additional educational events, and what to do about board vacancies.

If you missed an email, all of the topics covered in prior informational emails are available [here](#).

Condorama XIV – Reminder, Sign Up Soon!

The Hawaii Real Estate Commission will host Condorama XIV, a **free** educational Webinar, presented by CAI Hawaii on **Saturday, April 19, 2025**, from 9:00 AM to 11:00 AM. See the attached flyer for more information and forward the information to others who may be interested in the event. Please visit the [Condorama main page](#) for the registration link, further information, and materials.

Clifford J. Treese, a nationally recognized leader and consultant providing data driven solutions on underwriting, risk management and insurance for community associations, will be covering risk management, insurance in hazardous times, and the California and Hawaii wildfires. He will also cover how to build community partnerships and go over selected resources.

Wes Brum is currently an Account Executive at Insurance Associates, Inc. and holds the Associates in National Flood Insurance, Community Insurance & Risk Management Specialist, and Associate in Insurance Services designations. He will be discussing the who, what, when, where, and why of flood insurance, the national flood insurance program, risk ratings, private flood insurance, what is and is not covered, as well as flood insurance claims.

Can't make it? Don't worry! [Like all our Condorama events](#), it will be available for viewing sometime after the event on CAI's website or the Commission's YouTube channel.

Community Associations Institute Hawaii Chapter (CAI) - Educational Events

CAI Hawaii is an organization that serves the educational, business, and networking needs of associations ranging from condominiums and cooperatives to planned community associations. The Condominium Education Trust Fund (CETF) partially subsidizes a select number of CAI Hawaii condominium educational events procured by the Commission for members of registered condominium associations. These educational events are open to anyone who wishes to attend, including directors,

owners, property managers, attorneys, and the general public. Please contact CAI Hawaii for attendance fees.

CAI Hawaii will be hosting a live in-person seminar **“Where’s the Money – Association Funding”** on **Thursday, May 8**, from 12:00 PM to 1:30 PM at the [Japanese Cultural Center](#). Visit CAI Hawaii’s website and contact them for registration [here](#). Please be aware that CAI Hawaii may change the contents, times, dates, locations of their educational events, and host new events.

Hawaii Council of Community Associations (HCCA) – Educational Events

HCCA is a nonprofit that, since October 1975, has provided educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations. The Commission does not endorse the views or activities of HCCA and has not procured any contracts with HCCA. The Commission is merely informing interested parties of their events. Please see their website at <http://hawaiicouncil.org/> for more information.

HCCA has an upcoming in-person educational event, **“Board of Director’s Training”** on **Saturday, June 21**, from 8:00 AM to 4:00 PM on **Maui** at [the King Kamehameha Golf Club](#). This event may be sold out, but the Commission encourages condominium owners to regularly check [HCCA’s website](#) for new events. Please be aware that HCCA may change the contents, times, dates, locations of their educational events, and host new events. HCCA is modifying their events to now host vendors relevant to the seminar’s topic.

My Board Has Vacancies, What Can We Do About It?

Pursuant to [§514B-106\(b\), HRS](#), “the board may only fill vacancies in its membership to serve until the next annual or duly noticed special association meeting. Notice of a special association meeting to fill vacancies shall include notice of the election. Any special association meeting to fill vacancies shall be held on a date that allows sufficient time for owners to declare their intention to run for election and to solicit proxies for that purpose.”

The association, consisting of everyone who owns a unit in the condominium project, elects board members to represent and act on its behalf. While boards have the authority to temporarily fill vacant positions, they should, in a timely manner, conduct an annual association meeting or special meeting to properly elect board members to serve full terms. Boards should not, for instance, defer holding meetings and elections, as this deprives owners of their right to elect their board representatives. Should a board fail to schedule a meeting to elect board members, owners have the authority, pursuant to [§514B-121\(c\), HRS](#), to petition for a special association meeting to elect board members.

If you found any of this information helpful, please spread the word and invite other interested parties to subscribe to the email list [here](#). Also, please visit our website at <http://www.hawaii.gov/hirec> for assistance in answering any questions concerning the Hawaii Real Estate Branch and all licensing issues.

If there are any further questions, please contact our office at (808) 586-2643, between the hours of 7:45 a.m. and 4:30 p.m., Hawaiian Standard Time.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational and for educational purposes and is informal and non-binding on the Real Estate Commission and the Department of Commerce and Consumer Affairs.