

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: April 25, 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
Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner
Audrey Abe, Broker/Honolulu Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
P. Denise La Costa, Broker/Mauai 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
Nohelani Jackson, Real Estate Specialist
Kedin Kleinhans, Senior Condominium Specialist
Dathan Choy, Condominium Specialist
Shari Wong, Deputy Attorney General
Colleen Mar, Office Assistant
Tammy Norton, Administrative Assistant
Joseph Benedict Pagkalinawan, Recording Administrative Assistant

Others: Anna Nevtonova

Absent: Richard Emery, Broker/Honolulu Commissioner

Call to Order: Chair Yamane called the meeting to order at 9:10 a.m., at which time quorum was established by roll call.

Chair's Report: The Commission may move into executive session to consider and evaluate personal information relating to individuals applying for licensure in accordance with section 92-5(a)(1), HRS, and/or to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with section 92-5(a)(4), HRS.

Commissioner Emery was excused from the meeting. Prior notification of his 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.

Additional Distribution

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

4. Committees and Program of Work
 - b. Education Review Committee
 - 1) Continuing Education Administration, Curriculum, Courses, Provider, and Instructors
 - b) Application – Continuing Education Provider – Aaron Academy by SquareTerra; Administrator – Luke Korkowski
 - 2) Administration of Examinations
 - a) Licensing Examination Statistics 3/1/25 – 3/31/25
6. Licensing - Applications
 - b. Anna Nevtonova

Minutes of Previous Meeting

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the minutes of the March 28, 2025 meeting.

Committees and
Program of Work:

Condominium Review Committee

Case Law Review

Janini v. London Townhouses Condominium Association, Michigan Supreme Court, July 11, 2024

Robinson v. Zarko, Hawaii Supreme Court, February 19, 2025

Watts v. Joggers Run Property Owners Association, Inc., U.S. Court of Appeals, Eleventh Circuit, April 7, 2025

The Commission consolidated its discussion on agenda items 4. a. 1) a), 4. a. 1) b), and 4. a. 1) c).

Senior Condominium Specialist Kleinhans informed the Commission that copies of the case decisions were provided for the Commission's reference, and summarized one of the cases, *Janini v. London Townhouses Condominium Association*. Commissioner Andrews thanked staff for sharing the decisions with the Commission, while adding that she agreed with original ruling with *Robinson v. Zarko*. Vice Chair Senter commented that the decisions go back with how condominiums are created by statutes. She also conveyed appreciation of the dissent in *Janini*, finding the case decision to be surprising.

Commissioner Abe asked if there are cases in Hawaii that are similar to *Janini*. Senior Condominium Specialist Kleinhans responded that staff will monitor for any similar Hawaii cases and will report back to the Commission should one arise.

Condominium Governance and Management – Ad Hoc Committee on Condominium Affairs and Solutions, Discussion to Establish

Senior Condominium Specialist Kleinhans explained that this agenda item intends to assist the Hawaii State Legislature and other appropriate parties by discussing and determining potential solutions for issues concerning condominiums in the State. Although the Commission could not do too much, the legislature did look to the Commission to provide input with regards to the rise in insurance premiums following the 2023 Maui wildfires. The Commission may discuss the committee's scope, composition, and name as necessary. Supervising Executive Officer Fujitani added that the Legislature is looking for guidance from the Commission, noting the Legislature's difficulty tackling the issue.

Commissioner Abe noted that during her confirmation hearing at the legislature, the legislators asked her thoughtful questions pertaining to condominium issues. She also commented that Hawaii is in a unique period as the age of its buildings prompt the need for accountability. The Commission, she added, could consider managing accountability among board members, as board members need assistance to understand what they need to do in tackling the various issues. Commissioner Abe also highlighted reserve studies and higher costs as big topics this proposed committee should address.

Commissioner La Costa expressed jubilation in the Legislature's active engagement in condominium matters, recalling how they also asked her condominium-related questions during her confirmation hearing, including questions about Maui's condominium situation. Commissioner Andrews stressed that it is important to be proactive in educating the public about such matters.

Upon a motion by Chair Yamane, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the establishment of an Ad Hoc Committee on Condominium Affairs and Solutions.

Executive Officer Ino relayed the legislature's belief that the Real Estate Commission was not doing enough to address the current condominium matters. Vice Chair Senter commented that the Commission has expertise to assist, but current statutes limit its action. Deputy Attorney General Wong cautioned that the Ad Hoc Committee should be mindful of condominium associations' self-governance.

Education Review Committee

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:

<u>Registration/Certification</u>	<u>Effective Date</u>
Providers	
Franklin Energy Services, LLC	03/10/2025
Courses	
"NAR Green Designation Day 1 & Day 2" (Franklin Energy Services, LLC/National)	03/10/2025

Application – Continuing Education Provider – Aaron Academy by SquareTerra;
Administrator – Luke Korkowski

Upon a motion by Chair Yamane, seconded by Commissioner La Costa, it was voted and unanimously carried to take the matter under advisement.

Application – Continuing Education Provider – Performance School of Real
Estate; Administrator – Dana Booth

Upon a motion by Vice Chair Senter, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the application "Continuing Education Provider – Performance School of Real Estate; Administrator – Dana Booth."

Course – "Condo Lending – What Agents Should Know"; Author/Owner – Dana
Booth; Provider – Performance School of Real Estate; Course Category –
Finance; Clock Hours – 3

Commissioner Andrews questioned whether the instructor will be flying in Hawaii to teach, since the provider is in Arizona. Senior Real Estate Specialist Kekoa clarified that the instructor resides in Hawaii and will be teaching in person.

Commissioner Andrews noticed discrepancies in the course. Commissioner La Costa inquired what would happen as the continuing education provider application was approved by the Commission but not this course. Senior Real Estate Specialist Kekoa replied that the provider will remain approved but will not have any courses on its roster until such time a continuing course application is approved by the Commission.

Upon a motion by Chair Yamane, seconded by Commissioner Abe, it was voted and unanimously carried to defer the decision on the application for certification of continuing education elective course, "Condo Lending – What Agents Should Know"; Author/Owner – Dana Booth; Provider – Performance School of Real Estate; Course Category – Finance; Clock Hours – 3., until the Commission was presented with staff and Commission suggested amendments.

Licensing Examination Statistics 3/1/25 – 3/31/25

PSI submitted the monthly licensing examination statistics as requested.

School Pass/Fail Rates 3/1/25 – 3/31/25

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

School Summary by Test Category 3/1/25 – 3/31/25

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 April 25, 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.

Anna Nevtonova

Ms. Nevtonova was present at the meeting to provide a statement regarding her application and consented to provide her statement during open session.

Ms. Nevtonova explained that she is a licensed agent for 20 years and is a broker agent in Florida. She also underwent a divorce proceeding for 15 years. During this proceeding, her soon-to-be ex-husband filed a criminal case against her for taking their children on a trip to Maldives without the consent of her ex-husband. Ms. Nevtonova narrated her experience, explaining her extradition to the United States and the case being heard in Utah, where she was being detained. Ms. Nevtonova pled guilty and was sentenced to probation with fines. Since her sentencing, Ms. Nevtonova attested fulfilling her probation responsibilities, satisfying her fines. She also explained that her probation condition does not require her to take a drug test, that she still has her Florida real estate license, that her ex-husband already passed away, and that currently she is active with her church community, stressing her commitment to be a good, upstanding person. Her probation officer, through a letter, also confirmed her good standing.

Commissioner Andrews asked whether there is a due date for her fine. Ms. Nevtonova replied that she paid her fine in full in August 2021 but added that she still needs to report her work and spendings. She added that her probation would last for 5 years, ending in August 2026. Ms. Nevtonova has also cut-off her communication with her children, aged 19 and 21. Commissioner Abe asked what the terms and conditions of her probation are. Ms. Nevtonova responded that she was not required to meet with her probation officer but was required to submit a report every month. She also needs to report any travels she might take.

Chair Yamane asked whether Ms. Nevtonova knew if there's any actions she needed to take when she decided to travel with her children to Maldives. Ms. Nevtonova replied that prior to the trip, she asked her custody attorney whether she can do so, and she was given approval. Ms. Nevtonova asserted taking responsibility and was regretful of traveling without a notarized written authorization. Real Estate Specialist Endo asked whether Ms. Nevtonova still pays child support. Ms. Nevtonova responded that she did not, adding that her children were already grown up.

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted and unanimously carried to approve the real estate salesperson's license of Anna Nevtonova on a conditional status, on the condition of applicant's successful completion of her probationary status in August 2026.

Jadrianne Blu Johnson

Commissioner La Costa disclosed that she knew the applicant personally and will recuse from voting on the matter.

Upon a motion by Vice Chair Senter, seconded by Commissioner it was voted on to approve the real estate salesperson's license of Jadrianne Blu Johnson. Commissioner La Costa recused. Chair Yamane, Vice Chair Senter, and Commissioners Abe, Andrews, Kyono, and Love voted aye. The motion passed.

Jeremy Blayne King

Upon a motion by Vice Chair Senter, seconded by Commissioner Kyono, it was voted on and unanimously carried to most likely approve the real estate broker's license's application of Jeremy Blayne King.

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

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

Chapter 91, HRS,
Adjudicatory Matters

Chair Yamane called for a recess from the meeting at 10:49 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

In the Matter of the Real Estate Broker's License of Brandon Ray Holmes: REC 2024-408-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

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

In the Matter of the Real Estate Broker's Licenses of Anchor Properties HI, LLC and Nathan V. Wong: REC-2024-373-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner Andrews, 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 10:50 a.m.

Committees and
Program of Work:

Education Review Committee

Application – Continuing Education Provider – Aaron Academy by SquareTerra;
Administrator – Luke Korkowski

Upon a motion by Commissioner Andrews, seconded by Vice Chair Senter, it was moved to approve the application “Continuing Education Provider – Aaron Academy by SquareTerra; Administrator – Luke Korkowski.” Vice Chair Senter and Commissioners Abe, Andrews, Kyono, and Love voted aye. Chair Yamane and Commissioner La Costa voted nay. The motion passed.

Next Meeting: Friday, May 30, 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 10:53 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

5/6/2025

Date

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

MI:jp

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON APRIL 25, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Takako Friend	02/25/2025
Robert B Wellman aka Robert Wellman	03/06/2025
Marc A Caraska	03/07/2025
Gerri L Bradshaw aka Gerri Bradshaw	03/10/2025
Myriam Fiankan Allouko aka Myriam F Allouko	03/13/2025
Suzette M Leal	03/14/2025
Travis Ikaika Kazuma Ito-Macion	03/21/2025
Porsche Sue Kimiko Nathaniel aka Porsche Nathaniel	03/24/2025
Jacqueline Rose Plata	03/27/2025
Amber Nicole Rich aka Amber Rich	03/28/2025
Catherine Elizabeth K Damon	03/31/2025
James Lieu	04/03/2025
Matthew James Yamamoto	04/04/2025
 <u>Salesperson – Individual</u>	 <u>Effective Date</u>
Bin Cao	03/10/2025
Dalianny Romboli aka Daly Romboli	03/13/2025
Hae Ook Choi aka Julia Choi	03/14/2025
Setsuko Regina Gormley	03/14/2025
Julie First Lewer aka Julie Lewer	03/17/2025
Mark Logan Ross aka Mark Ross	03/17/2025
Aga Nuckowski	03/17/2025
Marcelo Kozama	03/18/2025
Sydni Taylor	03/18/2025
Megan Mikioi Rose aka Megan M Rose	03/18/2025
Kimberly Joan Dunn aka Kim Dunn	03/19/2025
Adrienne P. L. Pulu aka Adrienne Pulu	03/20/2025
Kelsey V Johnson	03/20/2025
Leilani H Akina aka Leilani Akina	03/20/2025
Cody Satoru Kimoto	03/21/2025
Mailyn Pena Gabold aka Mailyn P Gabold	03/21/2025
David Mikhail Mitsevich aka David Mitsevich	03/24/2025
Arlene C Guerrero	03/24/2025

Brian W Ivan aka Brian Ivan	03/24/2025
Jeanne Marie Herr aka Jeanne M Herr	03/24/2025
Anzhelika Mizgireva	03/24/2025
Patty S Pak	03/25/2025
Jennifer Mei Shim aka Jennifer Shim	03/25/2025
Hannah Louise Grant aka Hannah Grant	03/27/2025
Harrison Barklie Potter aka Harrison Potter	03/27/2025
Florencia Ezcurra	03/28/2025
Andrea Ruth Cohen-Chen aka Andrea Cohen- Chen	03/28/2025
Tangee Renee Lazarus aka Tangee Lazarus	03/28/2025
Linda L Mendenhall	03/31/2025
Ryan Warren Buchan aka Ryan Buchan	03/31/2025
Tatum B Osborne aka Tatum Osborne	03/31/2025
Susan Jane Penaroza	03/31/2025
Lexie-Marie H Kia-Cox	03/31/2025
Karen Lee Howerton aka Karen L Howerton	03/31/2025
Pookela K. Akana-Andrew	04/02/2025
Fanny Paola Arbelaez Orozco	04/02/2025
Maybel Corazon Talon Apostol aka Maybel T Apostol	04/02/2025
Gabriela Smith	04/02/2025
Michala Royer Simmons aka Michala Simmons	04/02/2025
Jacqueline Ostia King-Jodoi aka Jacqueline King-Jodoi	04/03/2025
Robert David Eldridge aka Robert D Eldridge	04/03/2025
Blaze Keka Ryder aka Blaze Ryder	04/04/2025
Amber Wei Lin Parry aka Amber Parry	04/07/2025
Kelli Lanay Taylor aka Kelli Taylor	04/07/2025
Don Karl Sabado	04/07/2025
Kenneth-Ikaika Madriaga Baptista aka Ikaika Baptista	04/08/2025
Shelev Kancepolsky	04/08/2025
Nicole Nalani Kashiwabara aka Nikki Kashiwabara	04/09/2025
Kanako Okuma Lee aka Kanako Lee	04/09/2025

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Global Sphere Realty LLC	02/27/2025
Terry E Booker, PB	
Ilima Properties, LLC	03/17/2025
Heather Singleton, PB	
Hawaii Real Estate Management LLC	03/20/2025
Derek T Kimura, PB	
Axio LLC	03/28/2025
dba Axio Properties	
Miyako Kanaoka, PB	
Scorpio Pacific Group LLC	03/31/2025
Preston Cope, PB	
JNS Investments LLC	04/02/2025
dba Exit Realty Island Living	
Jordan Sonner, PB	
Aloha Property Managers LLC	04/04/2025
Samantha K Haas, PB	
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Stephen Taylor Flanagan	03/13/2025
aka Stephen Flanagan	
Federico Vicencio Quevedo	03/27/2025
Tacarra Sheneil Cooper	03/31/2025
aka Tacarra Cooper	
Theresa Yea Tyng Tang Yanuaria	04/03/2025
dba Yanuaria Properties	
Jin Zhang	04/08/2025
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Tashanna Okami	02/27/2025
nka Tashanna Lee Kealalani Okami LoSasso	
fka Tashanna Okami	
Sau Wan Chun	03/13/2025
nka Cinderalla Wong	
fka Sau Wan Chun	
Cheryl Borsh	03/18/2025
nka Cheryl Elayne Bowlin	
fka Cheryl Borsh	
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Danielle A C Shaffer	02/06/2025
aka Dani Shaffter	
Valerie Nicole Wilson	02/14/2025
aka Valerie Wilson	
Tashanna Okami	02/27/2025
nka Tashanna L K O LoSasso	
fka Tashanna Okami	
Maurice D Rodrigues	03/07/2025
aka Maurice Rodrigues	
Cheryl E Borsh	03/18/2025
aka Cheryl Borsh	

Educational Equivalency Certificate

	<u>Expiration Date</u>
Amanda Jeanene Cummins	03/17/2027
Jin Zhang	03/17/2027
Bob K Lindsey III	03/18/2027
Jenny Lynne Malcolm	03/18/2027
Casey Michelle Hutnick	03/18/2027
Heather Lee Corby	03/24/2027
Manija Nazarova	03/24/2027
Reyna Anne Powers	03/31/2027
Amy Elizabeth Potter	03/31/2027
LuAnn Michiko Shikasho	04/01/2027
Cody Ginzo Matsukawa	04/03/2027
Shannan Rebecca Stevens	04/03/2027
Stacy R Ono	04/03/2027
Vanessa Lalli Dittenhofer	04/04/2027
Kevin Thomas Engholdt	04/04/2027
Benjamin James Goodhard	04/04/2027
Caitlyn Mackenzie Kelly	04/04/2027
Gabriel Aron Vergara	04/07/2027
Mark Christopher Bennett	04/08/2027
Michael Sterling Hubbard	04/08/2027
Brian James Cambier	04/08/2027
Cooper Daniel Coe	04/09/2027

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Amanda Jeanene Cummins	03/17/2027
Jin Zhang	03/17/2027
Jenny Lynne Malcolm	03/18/2027
Andrew Uchi Aquino	03/19/2027
Heather Lee Corby	03/24/2027
Manija Nazarova	03/24/2027
Reyna Anne Powers	03/31/2027
LuAnn Michiko Shikasho	04/01/2027
Shannan Rebecca Stevens	04/03/2027
Stacy R Ono	04/03/2027
Vanessa Lalli Dittenhofer	04/04/2027
Kevin Thomas Engholdt	04/04/2027
Benjamin James Goodhard	04/04/2027
Mark Christopher Bennett	04/08/2027
Brian James Cambier	04/08/2027
Cooper Daniel Coe	04/09/2027

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Megan Elizabeth McDonnell	03/05/2027
Jin Zhang	03/17/2027
Garth Cameron Cobb	03/17/2027
Kristine McGowan	03/17/2027
Erika Karin Stuart	03/18/2027
Leilani Bulosan Hearne	03/18/2027
Noelani E Spencer	03/18/2027
Jamie Lee Russell	03/18/2027
Edward Codelia	03/19/2027
Liza Lehua Kalawaia	03/19/2027

Edgar Ezequiel Cervantes	03/25/2027
Michael Richard Hearne	03/25/2027
Leah Ragsac	03/28/2027
John Richard Clay	03/28/2027
Colene J De Mello	04/01/2027
Jason Gregory Baptiste	04/01/2027
Lei-Ann E Hayes	04/02/2027
Tiffany Lee Kane	04/02/2027
Pamela Spanko	04/03/2027
Alexandria Dee Mitsuko Ayers	04/03/2027
Vanessa Lalli Dittenhofer	04/04/2027
Benjamin James Goodhard	04/04/2027
Sook Ja Lee	04/07/2027
Laurie Chang Murphy	04/08/2027
Mark Christopher Bennett	04/08/2027
Maria Florencia Arias	04/08/2027
Lauren Emiko Yama	04/09/2027
Kenneth Edward Attix	04/10/2027
<u>Condominium Hotel Operator</u>	<u>Effective Date</u>
Ho'okipa at the Villas LLC	02/28/2025
dba Hookipa At The Villas	