

**REAL ESTATE COMMISSION**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://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. A recording of the meeting is available at the following link: <https://youtu.be/h4u7bTqao-I>.

Date: June 27, 2025

Time: 9:00 am

Physical Location: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, 1<sup>st</sup> Floor  
Honolulu, Hawaii

Present: Derrick Yamane, Chair, Broker/Honolulu Commissioner  
Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner  
John Love, Public Member/Honolulu Commissioner  
P. Denise La Costa, Broker/Maui Commissioner  
Richard Emery, Broker/Honolulu Commissioner  
Audrey Abe, Broker/Honolulu Commissioner  
Jennifer Andrews, Broker/Honolulu Commissioner

Neil Fujitani, Supervising 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  
Rochelle Araki, Condominium Specialist  
Lorie Sides, Condominium Education Specialist  
Shari Wong, Deputy Attorney General  
Colleen Mar, Office Assistant  
Tammy Norton, Recording Secretary

Others: Nancy Cabral, Day Lum Hawaii LLC  
Courtney Hara, Hawaii Association of Realtors  
Everett Kaneshige

Absent: Russell Kyono, Broker/Kauai Commissioner

Call to Order: The Chair 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 Kyono was excused from the meeting. Prior notification of his non-attendance was received.

Executive Officer's  
Report:

It was 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.

### **Introductions**

SEO Fujitani introduced Condominium Specialist Rochelle Araki.

### **Minutes of Previous Meeting**

Upon a motion by Commissioner La Costa, seconded by Commissioner Abe, it was voted on and unanimously carried to accept the minutes of the May 30, 2025, meeting.

Committees and  
Program of Work:

### **Laws and Rules Review Committee**

#### Program of Work and Budget FY26-27

Upon a motion by Commissioner Senter, seconded by Commissioner Andrews, it was voted on and unanimously carried to approve the Laws and Rules Review Committee Program of Work and Budget for fiscal years 2026 and 2027 as circulated.

### **Condominium Review Committee**

#### Program of Work and Budget FY26-27

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the Condominium Review Committee Program of Work and Budget for fiscal years 2026 and 2027 as circulated.

Rulemaking, Chapters 107 / 119 - Report by Permitted Interaction Group on Recommended Revisions to Commission's Proposed Condominium Rules; Simultaneous Repeal of Hawaii Administrative Rules ("HAR") Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of Chapters 16-119.1 through 16-119.8, Relating to Condominiums

Senior Condominium Specialist Kleinhans provided the following summary of the PI Group's recommended revisions as follows:

**(1) §16-119.3-9 Metes and bounds description. (p 119.3-5)**

Made clarifying revisions to align w/ current practices and procedures:

*" . . . metes and bounds or clear, measured, dimensioned boundaries. [The commission may accept a Hawaii licensed land surveyor's certification of the metes and bounds as a supplement to the required architect or engineer statements submitted pursuant to section 514B-34, HRS.]"*

- (2) **§16-119.3-15(a) Spatial units.** (p 119.3-11)  
Deleted paragraphs (2) and (3), regarding "structures" and "air"/"water" to clarify and address potential development issues:

~~"[(2) Contains no structures;  
(3) Is filled only with air, water, or both;]"~~

- (3) **§16-119.6-3 Definitions.** "Cash flow plan" & "Contingency reserves"  
(p 119.6-4 to 119.6-5)

Various instances changing "twenty" to "thirty" years to align w/ current statute

- (4) **§16-119.6-3 Definitions.** "Emergency" (p 119.6-5)  
Added clarifying language in consideration of current events:

*" . . . amounts due, unforeseeable increases in insurance premiums, . . . "*

- (5) **§16-119.6-3 Definitions.** "Managing agent" (p 119.6-7)  
Added language to paragraph (3) to align rules w/ current statutory requirements, regarding review by independent reserve study preparer:

*" . . . prepared, provided if a managing agent is not an "independent reserve study preparer" as defined in section 514B-148, HRS, the replacement reserve study shall be reviewed by an independent reserve study preparer not less than every three years."*

- (6) **§16-119.6-4 Effective date for establishing statutory replacement reserves.** (p 119.6-9)  
Added language to paragraph (b)(3) to align w/ current statutory requirements:

*" . . . maintenance fees, based on a reserve study, . . . "*

- (7) **§16-119.6-5 Calculation of estimated replacement reserves; reserve study; good faith.** (p 119.6-11)  
Added clarifying revisions to subsection (e) to align w/ current statutory language:

*"Each budget year, the board shall adjust the amount of the estimated replacement reserves for an asset based on its reserve study and . . . "*

- (8) **§16-119.6-6 Fund accounting for each part of the association property; use of separate funds for other than stated purpose.** (p 119.6-13)  
Made clarifying revisions to subparagraph (b)(2)(B) to align with current statute:

*" . . . shall collect for each budget year ~~[an appropriate reasonable annual percentage of assessments for reserves]~~ the estimated replacement reserves as defined by the reserve study . . . "*

- (9) **§16-119.6-14 Distribution of budgets and reserve studies.** (p 119.6-20)  
Deleted subsection (a), due to redundancy, potentially may cause confusion:

~~"(a) A board shall distribute the annual operating budget required by section 514B-106(c), HRS, at least thirty days before the date of the association's annual meeting.~~  
~~(b) . . . "~~

- (10) **§16-119.7-3 Conduct.** (p 119.7-3)  
Deleted prior subsection (d), which dictated certain information that must be included in contracts between associations and managing agents. In turn, this arguably infringes on a board's authority to create its own policies:

~~"As provided in section 514B-134(b), HRS, "services provided" include acknowledging receipt on behalf of the board any unit owner's complaint relating to the enforcement or alleged violation of the declaration, bylaws, or house rules, and the production of information, documents, and records in accordance with sections 514B-152, 514B-153, 514B-154, and 514B-154.5, HRS. For these services, the written contract shall include agreements as to how, when, where, and to whom any unit owner's complaint or requests for information, documents, and records may be made, as well as where and to whom requests for mediation, arbitration, or appeal of a board decision may be directed. A written list and description of these services shall be updated annually and distributed to each unit owner. If an association is self-managed or has no managing agent, the board shall designate a member of the board to carry out the requirements of this subsection."~~

- (11) **§16-119.8-7 Availability of association's records, documents, and information.** (p 119.8-10)  
Deleted prior paragraph (e)(2), which similarly dictated certain information that must be included in contracts between associations and managing agents, arguably infringing on a board's authority to create its own policies:

~~"Where the managing agent has contracted with the association for such services, procedures for receiving on behalf of the association any unit owner's complaint regarding the availability of records, information, and documents and information regarding alternative dispute resolution;"~~

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve and adopt the revised draft of the Commission's Proposed Condominium Rules; Simultaneous Repeal of Hawaii Administrative Rules ("HAR") Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of Chapters 16-119.1 through 16-119.8, Relating to Condominiums as circulated.

Senior Condominium Specialist Kleinhans inquired with the deputy attorney general on whether the noted revisions warrant a second public hearing or is the Commission's revised condominium rules permitted to continue through the rulemaking process.

After a discussion regarding the spatial unit language and clarification that the revision to the particular rule section is to align with the current law, the deputy

attorney general responded that the rules may continue through the rulemaking process.

Condominium Seminars & Symposium - CAI Hawaii Seminar "Association Funding – Where's the Money?" May 29, 2025 – Report

Commission acknowledged receipt of the written report by Condominium Specialist Choy on his attendance and monitoring of the Commission's subsidized seminar offered by CAI Hawaii, "Association Funding – Where's the Money".

Condominium Seminars & Symposium - Contract for Condominium Seminars and Educational Sessions

Senior Condominium Specialist Kleinhans reported that in response to the Commission's procurement notice for condominium seminars and educational sessions, one sole bid was received from Community Associations Institute Hawaii Chapter in the amount of \$49,000.

Commissioner Abe requested that the vendor include a seminar on understanding reserve studies. Commissioner Andrews noted that CAI Hawaii offered a seminar in May regarding association funding which included a section on reserves.

Commissioner La Costa noted that the seminars offered by CAI Hawaii have been very informative and a worthwhile investment of the CETF in the education of the condominium community.

Commissioner La Costa moved to accept CAI Hawaii's proposal and enter into a contract for condominium seminars and educational sessions. Commissioner Andrews seconded the motion. Commissioner Emery abstained as he is a member of CAI. The motion was voted on and passed.

Owner-Occupant – Watanabe Request for Exemption of Owner-Occupant Requirement Pursuant to HRS §514B-98.5(b)(4)

After a review of the request received, Commissioner Senter commented that what is before the Commission can be precedent setting.

Upon a motion by Commissioner Abe, seconded by Commissioner La Costa, it was voted on and unanimously carried to deny the Watanabe's request for exemption of the owner-occupant requirement pursuant to HRS §514B-98.5(b)(4).

**Education Review Committee**

Program of Work and Budget FY26-27

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the Education Review Committee's Program of Work and Budget for fiscal years 2026 and 2027 as circulated.

Continuing Education Core Course – Final Version, Core A 2025-2026, Title – "Advertising, Agency, and Accountability – it's your kuleana!"; Everett Kaneshige, developer

Commissioner La Costa noted that at the May 2025 REC meeting, Commissioners requested that visual examples of what is allowed and what is not allowed in advertising signs, business cards, etc., be included in the course materials.

Mr. Everett Kaneshige, course developer, responded that he would include those visuals in the slides with Commission approval.

Commissioner La Costa responded in the affirmative.

After a review of the final version of the Core A 2025-2026 continuing education core course, Commissioner Andrews moved to approve the final version of "Advertising, Agency, and Accountability – it's your kuleana!" developed by Everett Kaneshige, as the continuing education Core A 2025-2026 course subject to the inclusion of visual examples in the slides. Commissioner La Costa seconded the motion. The motion was voted on and unanimously carried.

#### Administration of Examinations

##### Licensing Examination Statistics 5/1/25 – 5/31/25

PSI submitted the monthly licensing examination statistics as requested.

##### School Pass/Fail Rates 5/1/25 – 5/31/25

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

##### School Summary by Test Category 5/1/25 – 5/31/25

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

Licensing –  
Ratification:

#### **Licensing and Registration - Ratification**

Upon a motion by Chair Yamane, seconded by Commissioner Abe, it was voted on and unanimously carried to ratify the June 27, 2025, Approved Applications for Real Estate List.

Licensing –  
Applications:

The Chair 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.

Executive Session:

Upon a motion by Chair Yamane, 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 Senter, seconded by Commissioner La Costa, it was voted on and unanimously carried by roll call vote to move out of executive session.

**John P. Davis**

After a review of the information provided, Commissioner La Costa moved to approve the real estate salesperson license for John P. Davis. Commissioner Andrews seconded the motion. The motion was voted on and unanimously carried.

**Porsha Deguair**

After a review of the information provided, Commissioner La Costa moved to approve the real estate salesperson license for Porsha Deguair. Commissioner Andrews seconded the motion. The motion was voted on and unanimously carried.

**Yosuke Maeda**

After a review of the information provided, Commissioner La Costa moved to approve the real estate broker license for Yosuke Maeda. Commissioner Andrews seconded the motion. The motion was voted on and unanimously carried.

**Day Lum Hawaii LLC**

Commissioner Emery disclosed that he knows Nancy Cabral and can make an unbiased decision on the application for Day Lum Hawaii LLC.

After a review of the information provided, Commissioner Andrews moved to approve the real estate broker – limited liability company license for Day Lum Hawaii LLC subject to Ms. Cabral transferring her license to the LLC within 90 days and remaining active with the brokerage. Commissioner La Costa seconded the motion. The motion was voted on and unanimously carried.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 10:58 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 Myriam Haynal: REC 2024-409-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Senter, seconded by Commissioner La Costa, it was voted on and unanimously carried to accept the settlement agreement prior to filing of petition for disciplinary action and Commission's final order in the matter of the real estate broker's license of Myriam Haynal, REC 2024-409-L.

In the Matter of the Real Estate Salesperson's License of Alexa Rae Thropp: REC 2024-534-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 prior to filing of petition for disciplinary action and Commission's final order in the matter of the real estate salesperson's license of Alexa Ray Thropp, REC 2024-534-L.

The meeting reconvened at 11:03 a.m.

Next Meeting:

Friday, July 25, 2025

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

Adjournment:              With no further business to discuss, the meeting was adjourned at 11:04 a.m.

Reviewed and approved by:

/s/ Neil Fujitani

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Neil Fujitani  
Supervising Executive Officer

June 30, 2025

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Date

[ ☒ ]      Approved as circulated.  
[     ]      Approved with corrections; see minutes of \_\_\_\_\_ meeting;

NF:tn



APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON JUNE 27, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Gavin Masaichi Ishikawa aka Gavin Ishikawa	04/30/2025
Mandy Christine Trella aka Mandy Trella	05/01/2025
Leah Layaoen Ragsac aka Leah Ragsac	05/05/2025
Charles Morgan Post aka Charles Post	05/09/2025
Lauren Emiko Yama aka Lauren E Yama	05/14/2025
Cameron Davar Ansari aka Cameron Ansari	05/19/2025
Miki Kitamura	05/20/2025
Kristine Alana McGowan aka Kristine McGowan	05/20/2025
Aaron Michael Boston	05/22/2025
Vicki Lynn Romaguera aka Vicki L Romaguera	05/23/2025
Aaron I C M Tangonan aka Aaron Tangonan	05/28/2025
Alan KaLun So aka Alan K So	05/29/2025
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Kelia P Y Fu aka Kelia Fu	05/08/2025
Dustin Paul Ikehara aka Dustin Ikehara	05/13/2025
Brittany Katherine Williams aka Brittany Williams	05/14/2025
Scott James Williams aka Scott Williams	05/14/2025
Joel J Young	05/14/2025
Brian Chung Hirono	05/14/2025
Christina Ann Gray aka Chrissy Gray	05/16/2025
Marie Sweetland	05/16/2025
Kyle Yasuo Matsunaka aka Kyle Matsunaka	05/17/2025
Daniel Wayne Chow	05/19/2025
Cody Alan Sanderlin aka Cody Sanderlin	05/19/2025
Nancy McIntyre Miller aka Nancy M Miller	05/19/2025
Jeffrey Allen Miller aka Jeff Miller	05/19/2025
Kristin Ellen Grobe aka Kristin Grobe	05/19/2025
Kristen Lehuanani Wallace aka Kristen Wallace	05/19/2025
Sun Young Park aka Matthew Park	05/20/2025

Jeffrey Brian Trimble aka Jeff Trimble	05/20/2025
Leilani Indradat	05/21/2025
Sterling Ian Rush	05/21/2025
Terra Kimiko Cinnamon aka Terra Cinnamon	05/22/2025
Owen H Edwards aka Owen Edwards	05/22/2025
Natalie Ann Prescott aka Natalie Prescott	05/23/2025
Juliana Maili Kaulukukui Tennberg aka Juliana Tennberg	05/23/2025
Teisa Fotu Auvaa	05/23/2025
Amanda Liying Tee aka Amanda Tee	05/23/2025
Kaiden Wayne Tadato Kunimoto aka Kaiden Kunimoto	05/27/2025
Taylor Morgan Moskol	05/27/2025
Miwako Shimokawa	05/27/2025
Karen Ventura Thai	05/27/2025
Meredith Zietz	05/27/2025
Francein Annette Hansen aka Francein Hansen	05/27/2025
Jared Keith Green	05/29/2025
Christa Noel Kearns	05/29/2025
Justine Pantohan	05/30/2025
Daniel Walter Noll aka Daniel Noll	05/30/2025
Jody Isao Teruya aka Jody Teruya	05/30/2025
Reid Moore Vannoate IV	05/30/2025
Maile Woodhall	05/30/2025
Stuart Wallace Beechel aka Stuart Beechel	06/02/2025
Delana Amber Wert	06/02/2025
Donald Frederick Brosnan aka Rick Brosnan	06/02/2025
Susumu Aaron Tamura aka Susumu Tamura	06/02/2025
Zoey Malika Kemp-Haxby	06/03/2025
Taylor Janae Drabczyk aka Taylor Drabczyk	06/03/2025
Crystal A Fox aka Crystal Fox	06/03/2025
Gabriel Vergara	06/04/2025
Tori Danielle Palmer aka Tori Palmer	06/04/2025
Nader Hoville	06/05/2025
Shannan Rebecca Stevens aka Shannan Stevens	06/05/2025

Brokers – Limited Liability Company (LLC)  
Kazama Realty LLC  
Davin T Kazama, PB

Effective Date  
05/13/2025

Land and Homes Hawaii LLC  
dba Land and Homes Hawaii  
Lisa Edwards, PB 05/15/2025

Brokers – Sole Proprietor  
Tiffany Lee Kane  
dba Grace Properties & Services  
Effective Date  
05/27/2025

Legal Name Change (Individual)  
Tara K C K Tedrick  
nka Tara Kimiko Chong Kee  
fka Tara K C K Tedrick  
Effective Date  
06/02/2025

License Name Change (Individual)  
Julie Wettstein  
aka Scuba Julie Wettstein  
Tara Tedrick  
nka Tara K Chong Kee  
fka Tara Tedrick  
Effective Date  
05/07/2025  
06/02/2025

Educational Equivalency Certificate  
Thomas Roy Hale  
Cindy Duffy Chase  
Caitlin Brianne Dettloff  
Matthew Mesias Geverola  
Jeremy Blayne King  
Susan M Szepefalusy  
Lyric Leolani Medeiros  
Kathleen Jones  
Risa Catherine Yacapin  
Armando Enrique Martinez  
Expiration Date  
05/15/2027  
05/16/2027  
05/19/2027  
05/19/2027  
05/20/2027  
05/20/2027  
05/27/2027  
05/21/2027  
05/29/2027  
06/03/2027

Equivalency to Uniform Section of Examination Certificate  
Thomas Roy Hale  
Cindy Duffy Chase  
Caitlin Brianne Dettloff  
Jeremy Blayne King  
Susan M Szepefalusy  
Kathleen Jones  
Armando Enrique Martinez  
Expiration Date  
05/15/2027  
05/16/2027  
05/19/2027  
05/20/2027  
05/20/2027  
05/21/2027  
06/03/2027

Real Estate Broker Experience Certificate  
Larissa Awapuhi Cordeira  
Jesus N Ramos  
Jeremy Blayne King  
Susan M Szepefalusy  
Kalista Guerpo  
Chikako Nagayasu  
Michael David Heffner  
Igor Kudryn  
Lara Blum  
Mark-Cody Kiyoshi Miyamoto  
Chancellor Keefe Garcia Brown  
Armando Enrique Martinez  
Audrey Megan Alessi  
Expiration Date  
05/15/2027  
05/16/2027  
05/20/2027  
05/20/2027  
05/22/2027  
05/28/2027  
05/28/2027  
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06/03/2027  
06/04/2027