

REAL ESTATE COMMISSION MEETING
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.hawaii.gov/hirec

AGENDA

Date: Friday, July 25, 2025
Time: 9:00 a.m.
Place: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Agenda: Posted on the State electronic calendar as required by HRS section 92-7(b).

If you wish to submit written testimony on any agenda item, please email your testimony to hirec@dcca.hawaii.gov or by hard copy mail to: Attn: Real Estate Commission, 335 Merchant Street, Room 333, Honolulu, HI 96813. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the Board members.

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.

1. Call to Order, Public Notice, Quorum
2. Chair's Report
3. Executive Officer's Report
 - a. Announcements
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 any 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.
 - b. Introductions, Correspondence and Additional Distributions
 - c. Minutes of Previous Meeting – June 27, 2025
4. Committees and Program of Work
 - a. Laws and Rules Review Committee
 - 1) Association of Real Estate License Law Officials (ARELLO) 2025 Mid Year Meeting Report, San Diego, California, April 14-16, 2025

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Iino, Executive Officer, at (808) 586-2643 or at hirec@dcca.hawaii.gov, as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

- b. Condominium Review Committee
 - 1) Rulemaking, Chapters 107 / 119 – Status Update on 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
 - 2) Consumer Education – Honolulu Board of Realtors Summer General Membership Meeting 2025
- c. Education Review Committee
 - 1) Prelicensing Education Administration, Curriculum, Schools, Instructors
 - a) Application – Anthony Chen – Prelicense Guest Lecturer or Substitute Instructor Registration; Bly School of Real Estate
 - 2) Administration of Examinations
 - a) Licensing Examination Statistics – June 1, 2025 – June 30, 2025
 - b) School Pass/Fail Rates – June 1, 2025 – June 30, 2025
 - c) School Summary by Test Category – June 1, 2025 – June 30, 2025
 - 3) Exam Monitoring – Kauai Site Report, June 28, 2025
- 5. Licensing and Registration – Ratification (see attached)
- 6. Licensing – Applications
 - a. Carrie Marie Sulak
- 7. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters
 - a. In the Matter of the Real Estate Broker Entity License of M & J Wilkow Properties, LLC; REC 2023-284-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
 - b. In the Matter of the Real Estate Broker’s License of Marc R. Wilkow; REC 2023-284-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
 - c. In the Matter of the Real Estate Broker’s License of Shelley M. Morisaki; REC 2023-284-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
 - d. In the Matter of the Real Estate Salesperson’s License of Colene J. De Mello; REC 2023-284-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
- 8. Next Meeting: Friday, Friday, August 29, 2025, 9:00 a.m.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii
- 9. Adjournment

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

<u>Brokers – Individual</u>	<u>Effective Date</u>
Maurice D Rodrigues aka Maurice Rodrigues	06/03/2025
Corrinna Lynn	06/05/2025
Stephanie K Chan	06/10/2025
Jasmine-Victoria Akiko Crusat aka Jasmine Crusat	06/13/2025
Sam Kalahikiola Willocks aka Sam Willocks	06/16/2025
Laurie Chang Murphy	06/18/2025
Irma Romero Watts aka Maly Romero Watts	06/18/2025
Chelsea K Boyer-Hysten	06/20/2025
Jason Gregory Baptiste aka Jason Baptiste	06/20/2025
Zion Nalu Nicholson aka Zion Nicholson	06/20/2025
Maria K Price	06/20/2025
Colene J De Mello	06/20/2025
Kristine Lee Berens aka Kristine Berens	06/23/2025
Harley J Courts aka Harley Courts	06/23/2025
Yosuke Maeda	06/27/2025
Igor Kudryn	07/01/2025
Timothy John Murray aka Tim Murray	07/02/2025
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Dariush Davalu Tajbakhsh aka Darius Taj Tajbakhsh	06/05/2025
Alyssa Lauren-Ramazzotti Rodman aka Alyssa Rodman	06/05/2025
Gerardo Manuel Fernandez aka Gerry Fernandez	06/05/2025
Stefanie Marie Olson aka Stefanie Olson	06/05/2025
Kristie J Slevin aka Kristie Slevin	06/05/2025
Carrol Doraine Radanovich aka Carrol D Radanovich	06/06/2025
Shell Draven Morales	06/06/2025

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Allison Kuss Finn aka Allison K Finn	06/06/2025
Takeshi Uda	06/06/2025
Agnes Vanessa Rivera aka Agnes V Rivera	06/08/2025
Devarei Ashley Mikami	06/09/2025
Jason Lee Kitchens aka Jason Kitchens	06/09/2025
Howard J Smith	06/09/2025
Janice L Henderson	06/09/2025
Son Hoang Pham	06/09/2025
Wesley Alan Adkins aka Wesley A Adkins	06/09/2025
Nixon Conalin Leon aka Nixon Leon	06/09/2025
Rhiannon Michiko Kealapuaonioni Kim aka Rhiannon Kim	06/10/2025
Preston David Varley aka Preston Varley	06/12/2025
Chloe K. Y. Arii aka Chloe Arii	06/12/2025
Wendy Sue Shenk aka Wendy Shenk	06/12/2025
Tyson James Youngstrom aka Tyson Youngstrom	06/12/2025
Danielle Louise Youngstrom aka Dani Youngstrom	06/12/2025
Michael Alcancia Gatchalian	06/12/2025
Sarah Anne Oner	06/12/2025
Roxanne Cid Ruedo aka Roxanne Ruedo	06/13/2025
John David Zerfas aka John D Zerfas	06/13/2025
Ann Besson	06/16/2025
Joy Marie Houlihan	06/16/2025
Kenneth Wayne Clark	06/16/2025
Genesa Keala Simeona aka Genesa Simeona	06/17/2025
Jenifer Hayes Tucker aka Jenifer H Tucker	06/17/2025
Sydney Julene Dunne aka Sydney Dunne	06/18/2025
Eric Haro	06/18/2025
Douglas W Berry aka Douglas Berry	06/19/2025
Maryna Gunko	06/19/2025

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Reyna Anne Powers	06/23/2025
Piper Anne Davies	06/23/2025
aka Piper Davies	
Scott Lloyd Francis Nichols	06/23/2025
aka Scott Nichols	
Tracy Marie Clarkin	06/23/2025
aka Tracy M Clarkin	
Gil G Villanueva Jr	06/23/2025
aka Gil Villanueva Jr	
Katherine Madeira Cross	06/24/2025
aka Katherine Cross	
William Joseph Nagle III	06/24/2025
aka William J Nagle III	
Sergio Ivan Valera	06/24/2025
aka Sergio Valera	
Nataliya Hawthorn	06/25/2025
aka Natasha Hawthorn	
Leo Dante Good	06/25/2025
aka Leo Good	
Miles Ian Freeman	06/25/2025
Lee K Carvalho	06/25/2025
aka Kamealani Carvalho	
Kristin M M M Tani	06/25/2025
aka Kristin Tani	
Terrin Lynn Hansen	06/25/2025
aka Terrin Hansen	
Kathryn Lee Soo Won Walsh	06/26/2025
aka Kate Walsh	
Don M Dougherty	06/26/2025
aka Don Dougherty	
Peter Dundas Vanosdall	06/26/2025
aka Peter Vanosdall	
Kalia Sadae Lanoza	06/27/2025
aka Kalia Lanoza	
Danielle Ordonez	06/27/2025
Jasper Benjamin Stroud	06/27/2025
aka Jasper Stroud	
Casey Collins	06/27/2025
Matthew Mesias Geverola	06/27/2025
aka Matthew Geverola	
Porsha Nicole Deguair	06/27/2025
David Stephen Schmidt	06/30/2025
Mao Cifuentes	06/30/2025
Isan K Contreras	06/30/2025
James Braxton Forrest	06/30/2025
aka James Forrest	

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John Paul Davis aka John P Davis	06/30/2025
Edward S Canas	07/01/2025
Aijah K. M. Mathieu aka Aijah Mathieu	07/01/2025
Stewart Blake Sutter aka Stewart Sutter	07/01/2025
Koushin Hoshino	07/01/2025
Devan Michelle Ibias-Fenumiai	07/01/2025
Lauren Alaina Payne aka Lauren Payne	07/02/2025
Darrin Alan Lindsey aka Darrin Lindsey	07/02/2025
Natalie Olegovna Levchenko aka Natalie Levchenko	07/03/2025
Koni Rene Joseph	07/03/2025

Brokers – Limited Liability Company (LLC)

Effective Date

Tyrin Holdings LLC dba Iokua Real Estate Misti R Tyrin, PB	05/30/2025
Asato Properties LLC Kenn Asato, PB	06/16/2025
Kohala Estate Realty LLC Cindi Morgan, PB	06/20/2025
South Pacific Realty LLC David E Altfeld, PB	06/24/2025
Crawford Pacific Realty LLC dba Crawford Pacific Realty Aaron H Crawford	07/01/2025
Richard M Degutis LLC dba Golden Pineapple Group Richard M Degutis, PB	07/01/2025
Day Lum Hawaii, LLC Sam Willocks, PB	07/01/2025

Brokers – Sole Proprietor

Effective Date

Colleen Michelle Edwards dba Colleen Edwards	06/10/2025
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Branch Office

Effective Date

CBIP INC dba Coldwell Banker Island Properties	06/12/2025
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<u>Trade Name</u>	<u>Effective Date</u>
Victoria McKinney dba McKinney Aloha Realty	05/12/2025
LPT Realty LLC aka Aperture Global Real Estate	05/21/2025

<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Kelli Blair Swan nka Kelli Lynn Blair fka Kelli Blair Swan	06/17/2025
Aulii Azariah Mandaloniz nka Aulii Azariah Kauanoe Haines fka Aulii Azariah Mandaloniz	06/19/2025

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Brian M Riggs aka Brian Matthew Bahn Riggs fka Brian M Riggs	05/19/2025
Christopher John Blue aka Christopher Blue	06/10/2025
Kelli Blair Swan nka Kelli Blair fka Kelli Blair Swan	06/17/2025
Aulii Mandaloniz nka Aulii Haines fka Aulii Mandaloniz	06/19/2025

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Nhat Thi-Minh Nguyen	06/16/2027
Johnny Ray Graham	06/18/2027
Brok Granholm Smith Butcher	06/18/2027
Marcus J Woods	06/19/2027
Angela Horne Bryant	06/20/2027
Vanzie McDonald Fletcher	06/23/2027
Richard Davis Smith III	06/24/2027
Michael Ronald Hebert	06/24/2027
Deanna Katherine Sheldon	06/25/2027
Alyssa Marie Longo	07/01/2027
Nicole Ashley Kaeka-Bishop	07/02/2027
Erik Boerstler	07/03/2027
Kimberley Vesta Londono	07/03/2027
Mario F Gamboa	07/03/2027
Kalena Kaili Thomas	07/07/2027
Jim Joseph McConville	07/08/2027

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Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Nhat Thi-Minh Nguyen	06/16/2027
Johnny Ray Graham	06/18/2027
Brok Granholm Smith Butcher	06/18/2027
Marcus J Woods	06/19/2027
Angela Horne Bryant	06/20/2027
Richard Davis Smith III	06/24/2027
Michael Ronald Hebert	06/24/2027
Deanna Katherine Sheldon	06/25/2027
Alyssa Marie Longo	07/01/2027
Kimberley Vesta Londono	07/03/2027
Mario F Gamboa	07/03/2027
Kalena Kaili Thomas	07/07/2027
Jim Joseph McConville	07/08/2027

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Nhat Thi-Minh Nguyen	06/16/2027
Brok Granholm Smith Butcher	06/18/2027
Joshua Kendrick Martin	06/20/2027
Judith Alvnn Folk	06/24/2027
Michael Ronald Hebert	06/24/2027
Deanna Katherine Sheldon	06/25/2027
Kimberley Vesta Londono	07/03/2027
Mario F Gamboa	07/03/2027
David Zitiello	07/07/2027
Kalena Kaili Thomas	07/07/2027
Kristy Lynn Nakamura	07/07/2027
Jim Joseph McConville	07/08/2027
Cynthia Wright	07/08/2027

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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, 1st 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
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 seems to be strategy planning.

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:

Neil Fujitani
Supervising Executive Officer

June 30, 2025

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 Guerro
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
05/28/2027
05/29/2027
05/29/2027
06/03/2027
06/03/2027
06/04/2027

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

<u>Brokers – Individual</u>	<u>Effective Date</u>
Maurice D Rodrigues aka Maurice Rodrigues	06/03/2025
Corrinna Lynn	06/05/2025
Stephanie K Chan	06/10/2025
Jasmine-Victoria Akiko Crusat aka Jasmine Crusat	06/13/2025
Sam Kalahikiola Willocks aka Sam Willocks	06/16/2025
Laurie Chang Murphy	06/18/2025
Irma Romero Watts aka Maly Romero Watts	06/18/2025
Chelsea K Boyer-Hysten	06/20/2025
Jason Gregory Baptiste aka Jason Baptiste	06/20/2025
Zion Nalu Nicholson aka Zion Nicholson	06/20/2025
Maria K Price	06/20/2025
Colene J De Mello	06/20/2025
Kristine Lee Berens aka Kristine Berens	06/23/2025
Harley J Courts aka Harley Courts	06/23/2025
Yosuke Maeda	06/27/2025
Igor Kudryn	07/01/2025
Timothy John Murray aka Tim Murray	07/02/2025
 <u>Salesperson – Individual</u>	 <u>Effective Date</u>
Dariush Davalu Tajbakhsh aka Darius Taj Tajbakhsh	06/05/2025
Alyssa Lauren-Ramazzotti Rodman aka Alyssa Rodman	06/05/2025
Gerardo Manuel Fernandez aka Gerry Fernandez	06/05/2025
Stefanie Marie Olson aka Stefanie Olson	06/05/2025
Kristie J Slevin aka Kristie Slevin	06/05/2025
Carrol Doraine Radanovich aka Carrol D Radanovich	06/06/2025
Shell Draven Morales	06/06/2025
Allison Kuss Finn aka Allison K Finn	06/06/2025
Takeshi Uda	06/06/2025
Agnes Vanessa Rivera aka Agnes V Rivera	06/08/2025
Devarei Ashley Mikami	06/09/2025

Jason Lee Kitchens aka Jason Kitchens	06/09/2025
Howard J Smith	06/09/2025
Janice L Henderson	06/09/2025
Son Hoang Pham	06/09/2025
Wesley Alan Adkins aka Wesley A Adkins	06/09/2025
Nixon Conalin Leon aka Nixon Leon	06/09/2025
Rhiannon Michiko Kealapuaonioni Kim aka Rhiannon Kim	06/10/2025
Preston David Varley aka Preston Varley	06/12/2025
Chloe K. Y. Arie aka Chloe Arie	06/12/2025
Wendy Sue Shenk aka Wendy Shenk	06/12/2025
Tyson James Youngstrom aka Tyson Youngstrom	06/12/2025
Danielle Louise Youngstrom aka Dani Youngstrom	06/12/2025
Michael Alcancia Gatchalian	06/12/2025
Sarah Anne Oner	06/12/2025
Roxanne Cid Ruedo aka Roxanne Ruedo	06/13/2025
John David Zerfas aka John D Zerfas	06/13/2025
Ann Besson	06/16/2025
Joy Marie Houlihan	06/16/2025
Kenneth Wayne Clark	06/16/2025
Genesa Keala Simeona aka Genesa Simeona	06/17/2025
Jenifer Hayes Tucker aka Jenifer H Tucker	06/17/2025
Sydney Julene Dunne aka Sydney Dunne	06/18/2025
Eric Haro	06/18/2025
Douglas W Berry aka Douglas Berry	06/19/2025
Maryna Gunko	06/19/2025
Reyna Anne Powers	06/23/2025
Piper Anne Davies aka Piper Davies	06/23/2025
Scott Lloyd Francis Nichols aka Scott Nichols	06/23/2025
Tracy Marie Clarkin aka Tracy M Clarkin	06/23/2025
Gil G Villanueva Jr aka Gil Villanueva Jr	06/23/2025
Katherine Madeira Cross aka Katherine Cross	06/24/2025
William Joseph Nagle III aka William J Nagle III	06/24/2025

Sergio Ivan Valera aka Sergio Valera	06/24/2025
Nataliya Hawthorn aka Natasha Hawthorn	06/25/2025
Leo Dante Good aka Leo Good	06/25/2025
Miles Ian Freeman	06/25/2025
Lee K Carvalho aka Kamealani Carvalho	06/25/2025
Kristin M M M Tani aka Kristin Tani	06/25/2025
Terrin Lynn Hansen aka Terrin Hansen	06/25/2025
Kathryn Lee Soo Won Walsh aka Kate Walsh	06/26/2025
Don M Dougherty aka Don Dougherty	06/26/2025
Peter Dundas Vanosdall aka Peter Vanosdall	06/26/2025
Kalia Sadae Lanoza aka Kalia Lanoza	06/27/2025
Danielle Ordonez	06/27/2025
Jasper Benjamin Stroud aka Jasper Stroud	06/27/2025
Casey Collins	06/27/2025
Matthew Mesias Geverola aka Matthew Geverola	06/27/2025
Porsha Nicole Deguair	06/27/2025
David Stephen Schmidt	06/30/2025
Mao Cifuentes	06/30/2025
Isan K Contreras	06/30/2025
James Braxton Forrest aka James Forrest	06/30/2025
John Paul Davis aka John P Davis	06/30/2025
Edward S Canas	07/01/2025
Aijah K. M. Mathieu aka Aijah Mathieu	07/01/2025
Stewart Blake Sutter aka Stewart Sutter	07/01/2025
Koushin Hoshino	07/01/2025
Devan Michelle Ibias-Fenumiai	07/01/2025
Lauren Alaina Payne aka Lauren Payne	07/02/2025
Darrin Alan Lindsey aka Darrin Lindsey	07/02/2025
Natalie Olegovna Levchenko aka Natalie Levchenko	07/03/2025
Koni Rene Joseph	07/03/2025

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Tyrin Holdings LLC dba Iokua Real Estate Misti R Tyrin, PB	05/30/2025
Asato Properties LLC Kenn Asato, PB	06/16/2025
Kohala Estate Realty LLC Cindi Morgan, PB	06/20/2025
South Pacific Realty LLC David E Altfeld, PB	06/24/2025
Crawford Pacific Realty LLC dba Crawford Pacific Realty Aaron H Crawford	07/01/2025
Richard M Degutis LLC dba Golden Pineapple Group Richard M Degutis, PB	07/01/2025
Day Lum Hawaii, LLC Sam Willocks, PB	07/01/2025
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Colleen Michelle Edwards dba Colleen Edwards	06/10/2025
<u>Branch Office</u>	<u>Effective Date</u>
CBIP INC dba Coldwell Banker Island Properties	06/12/2025
<u>Trade Name</u>	<u>Effective Date</u>
Victoria McKinney dba McKinney Aloha Realty	05/12/2025
LPT Realty LLC aka Aperture Global Real Estate	05/21/2025
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Kelli Blair Swan nka Kelli Lynn Blair fka Kelli Blair Swan	06/17/2025
Aulii Azariah Mandaloniz nka Aulii Azariah Kauanoë Haines fka Aulii Azariah Mandaloniz	06/19/2025
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Brian M Riggs aka Brian Matthew Bahn Riggs fka Brian M Riggs	05/19/2025
Christopher John Blue aka Christopher Blue	06/10/2025
Kelli Blair Swan nka Kelli Blair fka Kelli Blair Swan	06/17/2025
Aulii Mandaloniz nka Aulii Haines fka Aulii Mandaloniz	06/19/2025

Educational Equivalency Certificate

	<u>Expiration Date</u>
Nhat Thi-Minh Nguyen	06/16/2027
Johnny Ray Graham	06/18/2027
Brok Granholm Smith Butcher	06/18/2027
Marcus J Woods	06/19/2027
Angela Horne Bryant	06/20/2027
Vanzie McDonald Fletcher	06/23/2027
Richard Davis Smith III	06/24/2027
Michael Ronald Hebert	06/24/2027
Deanna Katherine Sheldon	06/25/2027
Alyssa Marie Longo	07/01/2027
Nicole Ashley Kaeka-Bishop	07/02/2027
Erik Boerstler	07/03/2027
Kimberley Vesta Londono	07/03/2027
Mario F Gamboa	07/03/2027
Kalena Kaili Thomas	07/07/2027
Jim Joseph McConville	07/08/2027

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Nhat Thi-Minh Nguyen	06/16/2027
Johnny Ray Graham	06/18/2027
Brok Granholm Smith Butcher	06/18/2027
Marcus J Woods	06/19/2027
Angela Horne Bryant	06/20/2027
Richard Davis Smith III	06/24/2027
Michael Ronald Hebert	06/24/2027
Deanna Katherine Sheldon	06/25/2027
Alyssa Marie Longo	07/01/2027
Kimberley Vesta Londono	07/03/2027
Mario F Gamboa	07/03/2027
Kalena Kaili Thomas	07/07/2027
Jim Joseph McConville	07/08/2027

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Nhat Thi-Minh Nguyen	06/16/2027
Brok Granholm Smith Butcher	06/18/2027
Joshua Kendrick Martin	06/20/2027
Judith Alvnn Folk	06/24/2027
Michael Ronald Hebert	06/24/2027
Deanna Katherine Sheldon	06/25/2027
Kimberley Vesta Londono	07/03/2027
Mario F Gamboa	07/03/2027
David Zitiello	07/07/2027
Kalena Kaili Thomas	07/07/2027
Kristy Lynn Nakamura	07/07/2027
Jim Joseph McConville	07/08/2027
Cynthia Wright	07/08/2027