

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. A recording of the meeting is available at the following link: <https://youtu.be/DO7OqXBsmvU>

Date: July 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
John Love, Public Member/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
P. Denise La Costa, Broker/Maui Commissioner
Richard Emery, Broker/Honolulu Commissioner
Audrey Abe, Broker/Honolulu Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner
Frank Goodale, Broker/Hawaii Island 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, Administrative Assistant

Others: Courtney Hara, Hawaii Association of REALTORS®

Call to Order: The Chair called the meeting to order at 9:06 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.

Chair Yamane welcomed and introduced incoming Commissioner Frank Goodale as the Hawaii Island Commissioner.

Executive Officer's Report: 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.

Minutes of Previous Meeting

Commissioner Senter noted a clarification to page 5 of the draft minutes.

Upon a motion by Commissioner Senter, seconded by Chair Yamane, it was voted on an unanimously carried to accept the minutes of the June 27, 2025, meeting with Commissioner Senter's amended language.

Committees and Program of Work:

Laws and Rules Review Committee

Association of Real Estate License Law Officials (ARELLO) 2025 Mid-Year Meeting Report, San Diego, California, April 14-16, 2025

The Commission acknowledged receipt of the Association of Real Estate License Law Officials (ARELLO) 2025 Mid-Year meeting report submitted by Commissioner Senter, Commissioner La Costa, Supervising Executive Officer Fujitani and Real Estate Specialist Jackson.

Condominium Review Committee

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

Senior Condominium Specialist Kleinhans provided a status update on the Commission's proposed condominium rules noting that the Small Business Regulatory Review Board at its July 24, 2025 meeting reviewed and approved the proposed rules to continue through the rulemaking process.

Consumer Education – Honolulu Board of Realtors Summer General Membership Meeting 2025

The Commission acknowledged receipt of staffs' report on its outreach efforts at the Honolulu Board of Realtors Summer General Membership meeting.

Education Review Committee

Prelicensing Education Administration, Curriculum, Schools and Instructors - Application – Anthony Chen – Prelicense Guest Lecturer or Substitute Instructor Registration; Bly School of Real Estate

Both Commissioner Abe and Emery disclosed that they know Mr. Anthony Chen and can make a fair and unbiased decision on his application.

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the guest lecturer or substitute instructor application of Anthony Chen.

Licensing Examination Statistics June 1, 2025 – June 30, 2025

PSI submitted the monthly licensing examination statistics as requested.

School Pass/Fail Rates – June 1, 2025 – June 30, 2025

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

School Summary by Test Category – June 1, 2025 – June 30, 2025

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

Exam Monitoring – Kauai Site Report, June 28, 2025

The Commission acknowledged receipt of staff's evaluation report on the monitoring of the Kauai exam site. There were no issues at the exam site and its proctor is well versed and well experienced in offering the real estate examinations.

Licensing –
Ratification:

Licensing and Registration - Ratification

Upon a motion by Commissioner La Costa, seconded by Commissioner Andrews, it was voted on and unanimously carried to ratify the July 25, 2025, Approved Applications 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.

Carrie Marie Sulak

After a review of the information provided, Commissioner Senter moved to approve the real estate salesperson license for Carrie Marie Sulak. Commissioner Abe seconded the motion. The motion was voted on and unanimously carried.

Executive Session:

Upon a motion by Commissioner Senter, seconded by Commissioner La Costa, it was voted on and unanimously carried to enter into executive session, pursuant to 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.

Upon a motion by Commissioner Senter, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the draft executive session minutes of the June 27, 2025 meeting subject to 1 revision proposed by Commissioner Senter.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 9:31 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

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

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

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

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

Upon a motion by Commissioner Emery, seconded by Commissioner Andrews, it was voted on and unanimously carried to accept the settlement agreements prior to filing of petition for disciplinary action and Commission's final order for case REC 2023-284-L, in the matter of the real estate broker entity license of M & J Wilkow Properties, LLC; real estate broker's license of Marc R. Wilkow; real estate broker's license of Shelley M. Morisaki; and the real estate salesperson's license of Colene J. De Mellow.

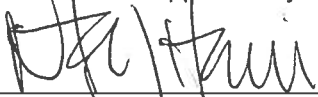
The meeting reconvened at 9:34 a.m.

Next Meeting: Friday, August 29, 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 9:35 a.m.

Reviewed and approved by:



Neil Fujitani
Supervising Executive Officer

July 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 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

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
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<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 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

Equivalency to Uniform Section of Examination Certificate

Nhat Thi-Minh Nguyen
Johnny Ray Graham
Brok Granholm Smith Butcher
Marcus J Woods
Angela Horne Bryant
Richard Davis Smith III
Michael Ronald Hebert
Deanna Katherine Sheldon
Alyssa Marie Longo
Kimberley Vesta Londono
Mario F Gamboa
Kalena Kaili Thomas
Jim Joseph McConville

Expiration Date

06/16/2027
06/18/2027
06/18/2027
06/19/2027
06/20/2027
06/24/2027
06/24/2027
06/25/2027
07/01/2027
07/03/2027
07/03/2027
07/07/2027
07/08/2027

Real Estate Broker Experience Certificate

Nhat Thi-Minh Nguyen
Brok Granholm Smith Butcher
Joshua Kendrick Martin
Judith Alvnn Folk
Michael Ronald Hebert
Deanna Katherine Sheldon
Kimberley Vesta Londono
Mario F Gamboa
David Zitiello
Kalena Kaili Thomas
Kristy Lynn Nakamura
Jim Joseph McConville
Cynthia Wright

Expiration Date

06/16/2027
06/18/2027
06/20/2027
06/24/2027
06/24/2027
06/25/2027
07/03/2027
07/03/2027
07/07/2027
07/07/2027
07/07/2027
07/08/2027
07/08/2027