

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://www.youtube.com/watch?v=vEoibylJlwk>

Date: August 29, 2025

Time: 9:00 am

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

Present: Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
P. Denise La Costa, Broker/Mauai Commissioner – late arrival
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
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
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®
Crystal Bise, Hawaii Association of REALTORS®
Raymond Sin, US Air Force

Absent: Derrick Yamane, Chair, Broker/Honolulu Commissioner
John Love, Public Member/Honolulu Commissioner

Call to Order: The Vice Chair called the meeting to order at 9:07 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 and Commissioner Love were excused from the meeting. Prior notification of their non-attendance was received.

Organization of the Real Estate Commission

A copy of Chair Yamane's memorandum dated June 27, 2025, regarding the organization of the Real Estate Commission for fiscal year 2026 was distributed.

The leadership positions are as follows:

Real Estate Commission – Nikki Senter, Vice Chair
Laws and Rules Review Committee – Nikki Senter, Chair; Jennifer Andrews, Vice Chair
Condominium Review Committee – John Love, Chair; P. Denise La Costa, Vice Chair
Education Review Committee – Audrey Abe, Chair; Russell Kyono, Vice Chair.

Upon a motion by Commissioner Andrews, seconded by Commissioner Kyono, it was voted and unanimously carried to approve the organization of Real Estate Commission for Fiscal Year 2026, as stated in the memorandum dated June 27, 2025.

Vice Chair Senter reminded the Commission that the December REC meeting will be held on December 22, 2025, to accommodate Commissioner availability.

Executive Officer's
Report:

Executive Officer Iino 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.

Minutes of Previous Meeting

Upon a motion by Commissioner Andrews, seconded by Commissioner Abe, it was voted on an unanimously carried to accept the minutes of the July 25, 2025, meeting.

Committees and
Program of Work:

Laws and Rules Review Committee

Budget and Finance Report – Real Estate Recovery Fund, June 30, 2025

Upon a motion by Commissioner Andrews, seconded by Commissioner Goodale, it was voted on and unanimously carried to accept the Real Estate Recovery Fund Budget and Finance Report dated June 30, 2025.

Condominium Review Committee

Budget and Finance Report – Condominium Education Trust Fund, June 30, 2025

Upon a motion by Commissioner Andrews, seconded by Commissioner Emery, it was voted on and unanimously carried to accept the Condominium Education Trust Fund Budget and Finance Report dated June 30, 2025.

Consumer Education – Associa Hawaii Annual Board Seminar 7/19/25

The Commission acknowledged receipt of staff's report on its outreach efforts at Associa Hawaii's Annual Board Seminar held on July 19, 2025.

Education Review Committee

Administrative Issues – Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and unanimously carried to ratify the August 29, 2025, Continuing Education Providers and Courses Ratification List:

<u>Registration/Certification</u>	<u>Effective Date</u>
Provider Hawaii Business Training	07/29/2025
Courses “The Essentials of Financing and Mortgages” (3 credits) (Scott Alan Bly)	07/11/2025
“Leases and the Residential Landlord/Tenant Code” (3 credits) (Scott Alan Bly)	07/11/2025
“Foreclosures, Short Sales, REO’s, and Auctions” (6 credits) (Scott Alan Bly)	07/11/2025
“Property Management and Managing Risk” (6 credits) (Scott Alan Bly)	07/11/2025
“Raising Standards of Communication with the Everything DiSC” (6 credits) (Beth Holiday)	07/29/2025

Course – "Legal Case Studies: Learning from Others"; Author/Owner – David Catanzaro; Provider – REMI School of Real Estate; Course Category – Contracts, Real Estate Law, Dispute Resolution, Property Management, Property Ownership, Risk Management, Broker Management, Other; Clock Hours - 3

Commissioner Abe noted that the course included good cases but that none were Hawaii state cases. Commissioner Emery commented that although the course does not relate to Hawaii state cases, he believed the course content is accurate.

Vice Chair Senter questioned if the course author, David Catanzaro, is an attorney or has a legal background. Senior Real Estate Specialist Kekoa responded in the negative as it was not noted on Mr. Catanzaro's resume.

Vice Chair Senter had the following concerns: 1) Cases referenced are all outside of Hawaii's jurisdiction, not supportive or remotely influential of Hawaii case law, how does it tie into or is there any nexus with Hawaii case law? Provide examples of those relevant Hawaii laws in the course material and slides. 2) Request verification that these are the last holding of cases. Were there appeals on the cases, did it go to a higher court, did the holding on the case change? 3) Summary description of course content differs from the learning objectives provided in the application. How do they align? Course needs more work.

Commissioner La Costa arrives at 9:17 a.m.

Commissioner Abe commented that Hawaii law differs from the national cases such as those related to dual agency, services animals, and discrimination.

Commissioner Andrews requested clarification if the intent is to focus on general national court cases, or tie into Hawaii cases. Overall, the course relates to what brokers do and does not necessarily require state references.

Vice Chair Senter responded that it is up to the author/provider on what they want to include in the course. In this case, submissions are inconsistent with materials, objectives and the summary of the course. Need clarity on the intent and goal of the course. If it's federal, then include disclaimers and disclosures that are clear, so licensees are not confused as how this applies to state law.

Commissioner Goodale commented that he supports Vice Chair Senter's comments and noted that he was not comfortable with the way the Agency conversation was being steered, in particular to areas that do not fall within Hawaii statutes.

Upon a motion by Vice Chair Senter, seconded by Commissioner Andrews, it was voted on and unanimously carried to defer the continuing education course application "Legal Case Studies: Learning from Others" based on the questions and comments on the content of the course. Staff to follow up with the author to provide more clarity, incorporate responses to comments and amendments, and have the opportunity to appear and respond before the Commission.

Prelicensing Education Administration, Curriculum, Schools, and Instructors - Broker Curriculum and Resources – RFQ to Update and Amend the Hawaii Real Estate Broker Prelicense Curriculum

Specialist Kekoa reported that the Hawaii prelicense broker curriculum has not been updated since 2004. The request is for the Commission to approve soliciting a Request for Quotes (RFQ) to update and amend the Hawaii real estate broker prelicense curriculum to conform to current laws, rules and industry practices and to incorporate broker management into the broker curriculum.

Commissioner Andrews commented that incorporating broker management into the broker curriculum is crucial and that the bar should be raised for broker licensing in general.

Commissioner Abe provided comments on areas such as broker administration, terminology, status of license, etc., that she felt need updating in the 2004 curriculum.

Specialist Kekoa responded that the scope of service would allow the winning bidder to go through the current curriculum and incorporate amendments to conform to current laws, rules and industry practices.

EO Ino also commented that the RFQ will include updating of obsolete terminology.

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to solicit a request for quotes to update and amend the Hawaii Real Estate Broker Prelicense Curriculum to conform to current laws, rules, and industry practices; and to incorporate "Broker Management" as a new topic area.

Budget and Finance Report – Real Estate Education Fund, June 30, 2025

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the Real Estate Education Fund Budget and Finance Report dated June 30, 2025.

Licensing –
Ratification:

Licensing and Registration - Ratification

Upon a motion by Commissioner Kyono, seconded by Commissioner Andrews, it was voted on and unanimously carried to ratify the August 29, 2025, Approved Applications List.

Licensing –
Applications:

The Vice 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. The Vice Chair noted that there were no applicants in attendance.

Tessa Everett

After a review of the information provided, Commissioner La Costa moved to most likely approve the real estate salesperson application for Tessa Everett. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

Thomas Hale

After a review of the information provided, Commissioner Abe moved to approve the real estate salesperson application for Thomas Hale. Commissioner Emery seconded the motion. The motion was voted on and unanimously carried.

Benjamin Messiah Davila

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

Annette Gee Kim

After a review of the information provided, Commissioner Andrews moved to approve the real estate salesperson application for Annette Gee Kim. Commissioner Goodale seconded the motion. The motion was voted on and unanimously carried.

Chapter 91, HRS,
Adjudicatory
Matters:

The Vice Chair called for a recess from the meeting at 9:33 a.m., to discuss and deliberate on the following adjudicatory matter, pursuant to Chapter 91, HRS:

In the Matter of the Real Estate Broker's License of Jennifer Marie Miller; REC 2025-116-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 Abe, 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 Jennifer Marie Miller, REC 2025-116-L.

The meeting reconvened at 9:36 a.m.

Next Meeting: Friday, September 26, 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 9:37 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

September 3, 2025

Date

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

MI:tn

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON AUGUST 29, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Michael David Heffner aka Michael Heffner	07/09/2025
Gerard Joseph Kelly	07/15/2025
Emi Yokouchi-Delgadillo Koyano aka Emi Koyano	07/15/2025
Andrea Nelle Grimm aka Andrea Grimm	07/15/2025
Scarlett Aurora Mraz Anderson aka Scarlett Anderson	07/18/2025
Audrey Megan Alessi aka Audrey Alessi	07/18/2025
Janice Laranang Zapanta aka Janice Vannatta	07/21/2025
Chikako Nagayasu	07/28/2025
Jeb Fuller	07/29/2025
Chancellor Keefe Garcia Brown aka Chancellor K G Brown	07/29/2025
Daniel Joseph Richards Jr aka Dan Richards Jr	08/05/2025
Kenneth Edward Attix aka Ken Attix	08/11/2025
Roberto Vannucchi	08/11/2025
Maria Florencia Arias aka Florencia Arias	08/12/2025
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Se Nae Choe aka Senae Choe	07/07/2025
Aiden James Gera aka Aiden Gera	07/07/2025
Jennifer Michelle Vasquez aka Jen Vasquez	07/07/2025
Faye Gacho Falcon	07/08/2025
Michael G Cook aka Michael Cook	07/09/2025
David Saewon Kwon aka David Kwon	07/11/2025
Natalie Nicole Leilani Mendoza aka Natalie Mendoza	07/11/2025
Lenn Tadashi Miyao aka Lenn Miyao	07/11/2025
Chante Mele Lin Lamoureux	07/14/2025
Wanda Jill Cook	07/14/2025
Susan Jean Lock aka Susie Lock	07/14/2025
Evany Naeimi	07/14/2025
Nicholas Kim	07/15/2025
Benjamin Marsh	07/15/2025
Joseph Kyle Malmay aka Kyle Malmay	07/15/2025
Leotie Serrao	07/16/2025
Danielle Page	07/16/2025
Jeffrey Wayne Hintson aka Jeff Hintson	07/17/2025

Suhyun Yeon	07/17/2025
Daniella A Dumonde	07/18/2025
aka Daniella Dumonde	
Maly C Suos	07/18/2025
aka Maly Suos	
Gina Karla Brittain	07/18/2025
aka Gina Brittain	
Noah Wei-Hong Scherman	07/21/2025
aka Noah Scherman	
Diego Deolindo	07/21/2025
Gia Tiffany Dalmacio	07/21/2025
aka Gia T Dalmacio	
Angelee Ai Homma	07/21/2025
Mark Stephen Cosslett	07/21/2025
aka Mark Cosslett	
Danny Minseo Choi	07/21/2025
aka Danny Choi	
Savanna K Asmar	07/21/2025
aka Savanna Asmar	
Nenita Behik Morales	07/22/2025
aka Nenita Morales	
Samantha Michelle Katawicz	07/22/2025
aka Samantha Katawicz	
Hannah Brooke Lewis	07/22/2025
Robert William Sage	07/23/2025
aka Bob Sage	
Scott Michael Pacer	07/23/2025
aka Scott Pacer	
Tom Hoang Van	07/24/2025
aka Tom Van	
Carrie Marie Sulak	07/25/2025
aka Carrie M Sulak	
Erik Thomas MacIntyre-Lewicke	07/25/2025
Manija Nazarova	07/25/2025
Tanya C Rivera	07/25/2025
Ryan Kawika Megorden	07/25/2025
aka Ryan Megorden	
Lorin Evan Carmichael	07/25/2025
Donald Keali'i Vida	07/28/2025
aka Donald Vida	
Charles Victor Scholz	07/28/2025
aka Charlie Scholz	
Alekzander Michael Diller	07/30/2025
Jaime Balmaceda	07/31/2025
Alvaro Arciniegas	07/31/2025
Jennifer Ann Mansell	07/31/2025
Jasper Benjamin Stroud	08/01/2025
aka Jasper Stroud	
Jacquie Nga Cam Thi Vo	08/01/2025
Kai Jaymes Apo	08/01/2025
Selene W Ho	08/01/2025
Abegael Seeling Hernandez	08/04/2025
Shuji Sekizawa	08/05/2025
Amjad Yusif Hasan	08/05/2025
aka AJ Hasan	
Nancy Somtochukwu Igwebuike-Okafor	08/06/2025
aka Nancy Igwebuike-Okafor	

Heidi Elaine Bailey aka Heidi Bailey	08/07/2025
Miles Lee Starkey	08/08/2025
Austin Luis Akoni Hernandez aka Austin Hernandez	08/08/2025
Danielle Flores Salvador	08/08/2025
Jawad Hasan aka Joe Hasan	08/11/2025
Robert M Coll aka Rob Coll	08/11/2025
Thomas James Clarkson	08/12/2025
Grace Katherine Asevedo aka Grace Asevedo	08/12/2025
Brianne Alexxus Kondo aka Brianne A Kondo	08/13/2025

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Continental Real Estate Group Inc. Gerard Kelly, PB	07/15/2025

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Kauai Commercial Realty LLC Araceli Benson, PB	07/17/2025
Scott International Real Estate LLC Scott A Yamashita, PB	07/21/2025
Hawaii Homes LLC Daniel K Suh, PB	07/28/2025
Honolulu Condo Company LLC Jeb Fuller, PB	07/29/2025
Pacific Hale Limited Liability Company dba Pacific Hale Realty Maria F Arias, PB	08/12/2025

<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Armando Enrique Martinez	08/12/2025

<u>Trade Name</u>	<u>Effective Date</u>
Koi Partners LLC aka Koi Realty fka Koi Hawaii Realty	06/19/2025
The Real Estate Resource LLC aka Remax Hawaii fka BHGRE Advantage Realty	08/01/2025
The Real Estate Resource Maui LLC aka Remax Hawaii Maui fka BHGRE Advantage Realty Valley Isle	08/01/2025
The Real Estate Resource Northshore LLC aka Remax Hawaii North Shore fka BHGRE Advantage Realty North Shore	08/01/2025
The Real Estate Resource West Oahu LLC aka Remax Hawaii West Oahu fka BHGRE Advantage Realty West Oahu	08/01/2025

<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Liana Nakazawa Tupou nka Liana Mariko Nakazawa fka Liana Nakazawa Tupou	06/16/2025

Yuliya Shyshliayeva nka Yuliya Koulikova fka Yuliya Shyshliayeva	06/17/2025
Dhokela Yzeiraj nka Dhokela Fernandez fka Dhokela Yzeiraj	07/03/2025
Tamara L Kelich nka Tamara Lynn Manning fka Tamara L Kelich	07/18/2025
Nataliya Hawthorn nka Nataliya Victoria Johnson fka Nataliya Hawthorn	07/18/2025
Darlene Varciag nka Darlene Varciag Dunkelberger fka Darlene Varciag	07/23/2025
Kozue N Ng nka Kozue Nakai fka Kozue N Ng	07/23/2025
Madison Lehua Kato nka Madison Lehua Pelayo fka Madison Lehua Kato	08/05/2025
Taryn S L Loo nka Taryn Sau Lin Loo Char fka Taryn S L Loo	08/06/2025
Jennifer H L Randall nka Jennifer Hanako Leah Randall Lukeala fka Jennifer H L Randall	08/13/2025

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Rael Sky Young aka Rae Young	06/19/2025
Airabella Uluwehi Molina aka Airabella Molina	06/24/2025
Kela Yzeiraj nka Kela Fernandez fka Kela Yzeiraj	07/03/2025
James M Brown IV aka Jamie Brown	07/07/2025
Hong Diep Shannon	07/15/2025
Susan Ruth Bootsma aka Susan Bootsma	07/18/2025
Sherrie Keiko Sasaki aka Sherrie Sasaki	07/22/2025
Leslie M Vicar aka Melissa Vicar	07/22/2025
Maryna Gunko aka Aurora Gunko	07/23/2025
Kozue Nakai Ng nka Kozue Nakai fka Kozue Nakai Ng	07/23/2025
Lehua Kato nka Lehua Pelayo fka Lehua Kato	08/05/2025
Grace Hwang Cho Rhok Mirza aka Grace Hwang Mirza	08/06/2025
Taryn Loo nka Taryn Char	08/06/2025

Jennifer Randall
nka Jenn Lukeala
fka Jennifer Randall

08/13/2025

Educational Equivalency Certificate

Expiration Date

Needa Memon
Kase Maalahi Oshiro
Ivan Lachey Keolaulani Pogue
Alexandra Marie Williams
Madison Eun Jun Kumai
William Kelsey Singer
Fabiola Roll
Lorie M Navarra
Stephanie Daniele Cea
Randy Scott Charboneau
Dylan Bird
Dillon Matthew Kaho`okipanui Ah Chong
Daisy Elaine Bryce
Tanya Marjorie Taylor
Vida Thandi Scheibe
Tommy Earl Reich III
Sinamon Augusta Hill
Jennifer Marene Tucker Vallee

07/10/2027
07/11/2027
07/14/2027
07/14/2027
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08/07/2027
08/07/2027
08/08/2027
08/11/2027
08/12/2027
08/13/2027

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Needa Memon
Alexandra Marie Williams
William Kelsey Singer
Fabiola Roll
Lorie M Navarra
Stephanie Daniele Cea
Randy Scott Charboneau
Dillon Matthew Kaho`okipanui Ah Chong
Dylan Bird
Daisy Elaine Bryce
Tanya Marjorie Taylor
Michael Thomas Fewer
Vida Thandi Scheibe
Tommy Earl Reich III
Sinamon Augusta Hill
Jennifer Marene Tucker Vallee

07/10/2027
07/14/2027
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08/13/2027

Real Estate Broker Experience Certificate

Expiration Date

Needa Memon
Sofi Virabyan
Mariah K Sanchis
Daniel Jude Tousignant
William Kelsey Singer
Daniel Brian Ornelles Stumpf
Randy Scott Charboneau
Erin Malia Haywood
Piliwale K Kailihiwa
Dylan Bird
Landen Barrey Cammack

07/10/2027
07/11/2027
07/14/2027
07/21/2027
07/22/2027
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