

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, September 26, 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.

Members of the public may attend the meeting in person at 335 Merchant Street, in the Queen Liliuokalani Conference Room. Subject to the availability of 'Ōlelo personnel, members of the public may also view the meeting by internet live streaming at <https://olelo.org/tune-in/channels/>, and by televised live broadcast on 'Ōlelo TV (scheduled for channel 49, but subject to change).

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 – August 29, 2025

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, 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.

4. Committees and Program of Work

- a. 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
- b. Education Review Committee
 - 1) Continuing Education Administration, Curriculum, Courses, Provider, and Instructors
 - a) Administrative Issues – Continuing Education Providers and Courses Ratification List (see attached)
 - b) Course – "Strategies of Finance: Mastering the Borrower Experience"; Author/Owner – Hawaii Association of REALTORS; Provider – Hawaii Association of REALTORS; Course Category – Finance; Clock Hours – 3
 - 2) Program of Work, FY26
 - a) Neighbor Island Outreach – Hawaii Island REALTORS® Principal Broker's Forum, August 27, 2025

5. Licensing and Registration – Ratification (see attached)

6. Licensing – Applications

- a. Rebecca Sue Hansen
- b. Jerald John Fermanich
- c. Matthew R. Parmeter

7. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters

- a. In the Matter of the Real Estate Brokers' License of Option One Real Estate, LLC and Jason Charles Campbell: REC 2025-22-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
- b. In the Matter of the Real Estate Salesperson's License of Angel Leolani Tadeo: REC 2025-107-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

8. Next Meeting: Friday, October 24, 9:00 a.m.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

9. Adjournment

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CONTINUING EDUCATION PROVIDERS AND COURSES
RATIFICATION LIST

EDUCATION REVIEW COMMITTEE
SEPTEMBER 26, 2025

<u>Registration/Certification</u>	<u>Effective Date</u>
Provider The Real Estate Café	08/14/2025
Course "Wholesaling Uncovered: Risks, Laws, and Real Estate Realities" (4 credits) (The CE Shop, LLC/ARELLO)	08/08/2025

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON SEPTEMBER 26, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Jamie Lee Russell	08/18/2025
Alexandria Dee Mitsuko Ayers aka Lexie Ayers	08/26/2025
Landen Barrey Cammack aka Landen Cammack	08/27/2025
Daniel Jude Tousignant	09/05/2025
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Eric D Rivera aka Eric Rivera	08/13/2025
Kristopher Lee Wolfe	08/13/2025
Teresita De La Sierra Todani aka Terri Todani	08/14/2025
Mercedes Renee Rodriguez	08/14/2025
Amour Alexandre Wilhelm	08/18/2025
Alexandria Pace Reeves	08/18/2025
Ferlyn Preposi Duclayan aka Ferlyn P Duclayan	08/18/2025
Jan M. H. Y. Kekua-Spencer	08/18/2025
Alexandra Elena Sweeney aka Alexandra E Sweeney	08/18/2025
Helika Maiza Waldinger	08/19/2025
Eviana Taylor Allen	08/19/2025

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Christopher James Lucero Manibog aka Christopher Manibog	08/20/2025
Caleb K Watkins	08/20/2025
Jaryd Franz Ma aka Jaryd Ma	08/20/2025
William L Wolfe aka Will Wolfe	08/20/2025
Alexandra Marie Williams aka Allie Williams	08/21/2025
Birthe Lauchengco	08/21/2025
Ivan Lachey Keolalaulani Pogue	08/21/2025
Yanmei Gennie Chen	08/21/2025
Lisa Chikuma	08/21/2025
Alexander Robert Heiser aka Alex Heiser	08/22/2025
Shardae K K Lopez aka Shardae Lopez	08/22/2025
Angelique Makakuiokealani Makue aka Angel Makue	08/22/2025
Mizuna Wada	08/22/2025
Amanda Dene Avila aka Amanda Avila	08/22/2025
Christiana Lewis Christensen aka Christy Christensen	08/25/2025
Stephanie Daniele Cea aka Stephanie Cea	08/25/2025
Elisha Hyun Kim aka Elisha Kim	08/25/2025
Mitchell Jason Shimabukuro aka Mitchell Shimabukuro	08/25/2025
Jennifer G Uy-Bulaong aka Jennifer Uy-Bulaong	08/25/2025
Okja Choi	08/25/2025
Candice Dawn Parcher aka Candice Parcher	08/26/2025
Sara Kate Yanowitz aka Sara Yanowitz	08/27/2025
Sammi Tran	08/27/2025
Bronnsen Kawika Kaleiohi	08/27/2025
Hun Ko Jang Kim	08/28/2025
Laura Rose Schroeder aka Lo Schroeder	08/28/2025
Luke Hamasaki Higashi aka Luke Higashi	08/29/2025
Saori Yasuda Inouye	08/29/2025

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Christina L Amsden aka Christy Amsden	08/29/2025
Benjamin Messiah Davila aka Benjamin Davila	08/29/2025
Annette Gee Kim aka Annette Kim	08/29/2025
Thomas Roy Hale aka Tom Hale	08/29/2025
Tushar Dubey	09/02/2025
Satomi Grillo	09/02/2025
James Bernard Gaulke	09/02/2025
Bree Lynn Gomes aka Bree Gomes	09/02/2025
Elijah Kaia Lopez aka Elijah Lopez	09/03/2025
Camy Michie Mizukami aka Camy Mizukami	09/03/2025
Chase Andrew Matthews aka Chase Matthews	09/04/2025
Richard James Kalanikupa'a Miano aka Richard Miano	09/05/2025
Heidi Yuri Culp aka Heidi Culp	09/05/2025
Rosalind Joy Newlon	09/08/2025
Fabiola Roll	09/08/2025
Tammy Kay Pearce Bucknell aka Tammy Pearce Bucknell	09/08/2025
Katherine Megan Papacek aka Katherine Papacek	09/09/2025
Jennifer Yukimi Nakayama	09/10/2025
Robert S K Lee III aka Rob Lee	09/10/2025

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Cape Project Management Incorporated dba Living On Big Island Realty Daniel Tousignant, PB	09/05/2025

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
With Aloha Property Services, LLC Kerrie Mattis, PB	08/16/2025
Big Island Club Realty LLC dba Big Island Club Realty Peter Rice, PB	08/26/2025

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<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Traci Noele Stevens	09/02/2025
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Queen Janyne Espiritu Coloma	07/29/2025
nka Queen Guieb Espiritu	
fka Queen Janyne Espiritu Coloma	
Abigail G Qua	08/01/2025
nka Abigail Grace-Qua Chaiprakor	
fka Abigail G Qua	
Leah Deanne Nacion	08/14/2025
nka Leah Deanne Nacion Sipili	
fka Leah Deanne Nacion	
Victoria Mamatova	08/21/2025
nka Victoria Kennedy	
fka Victoria Mamatova	
Krystalyn Kosora Fernandez	08/22/2025
nka Krystalyn Kosora-Fernandez Peterson	
fka Krystalyn Kosora Fernandez	
Tara L Johnson	08/25/2025
nka Tara Lynn Johnson-Castrovinci	
fka Tara L Johnson	
Nicole Castro	08/25/2025
nka Nicole Castro Lindow	
fka Nicole Castro	
Erika Lynn Prowse	09/05/2025
nka Erika Lyn Rose	
fka Erika Lynn Prowse	
aka Rikki Rose	
fka Rikki Prowse	
Shari Lee Casandra Stewart	09/09/2025
nka Shari Lee Casandra Moore	
fka Shari Lee Casandra Stewart	
aka Cassie Moore	
fka Cassie Stewart	
Ivy Mae Marvin	09/09/2025
nka Ivy Mae Zmuda	
fka Ivy Mae Marvin	
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Pumehana Sopha Li	02/26/2025
nka Pumehana Li	
fka Pumehana Sophia Li	
Koni Rene Joseph	07/18/2025
aka Kona Joseph	

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Tara K Chong Kee nka Tara Chong Kee fka Tara K Chong Kee	08/19/2025
Lisa A Okimoto aka Lisa Okimoto	08/25/2025
Jennifer Michelle Vasquez nka Peyton Vasquez fka Jen Vasquez	08/29/2025
Jennifer H Rice aka Jennifer Rice	09/09/2025
Ivy Mae Zmuda aka Ivy Zmuda	09/09/2025

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Joseph Kim Gowans	08/14/2027
Karen Marie Krueger	08/18/2027
Christine Joelle Bewley	08/19/2027
Amy Marie Dalton Pillow	08/19/2027
Cheyne Isao Yong Yonemori	08/19/2027
Brandon Michael Cruz	08/20/2027
Yanting Zhou	08/20/2027
David Wayne Pillow	08/20/2027
Ena Annette Onami	08/22/2027
Melanie Lozano	08/25/2027
Keith Yoneo Yamada	08/25/2027
Chad Daryl Young	08/25/2027
Laurel E Pepe	08/26/2027
Angel Flores	09/03/2027
Timothy Neil Tobin	09/03/2027
Cathy Jean Kuri	09/04/2027
Diane Tuazon	09/04/2027
Kilian Goldin	09/05/2027
Tyrone Maliulani Akana	09/05/2027
Catherine Elizabeth Harris	09/10/2027
Simone Lafaye Rush	09/10/2027

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Joseph Kim Gowans	08/14/2027
Karen Marie Krueger	08/18/2027
Christine Joelle Bewley	08/19/2027
Amy Marie Dalton Pillow	08/19/2027
Brandon Michael Cruz	08/20/2027
David Wayne Pillow	08/20/2027
Ena Annette Onami	08/22/2027
Chad Daryl Young	08/25/2027
Laura Rose Schroeder	08/28/2027

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Timothy Neil Tobin	09/03/2027
Cathy Jean Kuri	09/04/2027
Diane Tuazon	09/04/2027
Kilian Goldin	09/05/2027
Tyrone Maliulani Akana	09/05/2027
Randy Benjamin Brummett	09/09/2027
Catherine Elizabeth Harris	09/10/2027
Simone Lafaye Rush	09/10/2027

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Mary S Y Lagundimao	08/20/2027
Michael Koichi Shinsato	08/25/2027
Chad Daryl Young	08/25/2027
In Young Young	08/27/2027
Eugene Butin Todd	08/29/2027
Timothy Neil Tobin	09/03/2027
Kilian Goldin	09/05/2027
Kristen Kar-Kei Hui	09/09/2027
Sean Ross Barnes	09/09/2027
Mariah Jule White	09/09/2027
Gregory Alexander Hao Inn Mau	09/09/2027
Grace Hanae Kiyozuka	09/10/2027

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Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
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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://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/Maui 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 and 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:

Miles Ino
Executive Officer

September 3, 2025

Date

[] 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
07/18/2027
07/22/2027
08/01/2027
08/01/2027
08/04/2027
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08/06/2027
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
07/22/2027
08/01/2027
08/01/2027
08/04/2027
08/04/2027
08/06/2027
08/06/2027
08/07/2027
08/07/2027
08/07/2027
08/08/2027
08/11/2027
08/12/2027
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
08/01/2027
08/04/2027
08/05/2027
08/05/2027
08/06/2027
08/06/2027

**CONTINUING EDUCATION PROVIDERS AND COURSES
RATIFICATION LIST**

EDUCATION REVIEW COMMITTEE

September 26, 2025

<u>Registration/Certification</u>	<u>Effective Date</u>
Provider The Real Estate Café	08/14/2025
Course “Wholesaling Uncovered: Risks, Laws, and Real Estate Realities” (4 credits) (The CE Shop, LLC/ARELLO)	08/08/2025

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON SEPTEMBER 26, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Jamie Lee Russell	08/18/2025
Alexandria Dee Mitsuko Ayers aka Lexie Ayers	08/26/2025
Landen Barrey Cammack aka Landen Cammack	08/27/2025
Daniel Jude Tousignant	09/05/2025
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Eric D Rivera aka Eric Rivera	08/13/2025
Kristopher Lee Wolfe	08/13/2025
Teresita De La Sierra Todani aka Terri Todani	08/14/2025
Mercedes Renee Rodriguez	08/14/2025
Amour Alexandre Wilhelm	08/18/2025
Alexandria Pace Reeves	08/18/2025
Ferlyn Preposi Duclayan aka Ferlyn P Duclayan	08/18/2025
Jan M. H. Y. Kekua-Spencer	08/18/2025
Alexandra Elena Sweeney aka Alexandra E Sweeney	08/18/2025
Helika Maiza Waldinger	08/19/2025
Eviana Taylor Allen	08/19/2025
Christopher James Lucero Manibog aka Christopher Manibog	08/20/2025
Caleb K Watkins	08/20/2025
Jaryd Franz Ma aka Jaryd Ma	08/20/2025
William L Wolfe aka Will Wolfe	8/20/2025
Alexandra Marie Williams aka Allie Williams	08/21/2025
Birthe Lauchengco	08/21/2025
Ivan Lachey Keolalaulani Pogue	08/21/2025
Yanmei Gennie Chen	08/21/2025
Lisa Chikuma	08/21/2025
Alexander Robert Heiser aka Alex Heiser	08/22/2025
Shardae K K Lopez aka Shardae Lopez	08/22/2025
Angelique Makakuioakalani Makue aka Angel Makue	08/22/2025
Mizuna Wada	08/22/2025

Amanda Dene Avila aka Amanda Avila	08/22/2025
Christiana Lewis Christensen aka Christy Christensen	08/25/2025
Stephanie Daniele Cea aka Stephanie Cea	08/25/2025
Elisha Hyun Kim aka Elisha Kim	08/25/2025
Mitchell Jason Shimabukuro aka Mitchell Shimabukuro	08/25/2025
Jennifer G Uy-Bulaong aka Jennifer Uy-Bulaong	08/25/2025
Okja Choi	08/25/2025
Candice Dawn Parcher aka Candice Parcher	08/26/2025
Sara Kate Yanowitz aka Sara Yanowitz	08/27/2025
Sammi Tran	08/27/2025
Bronnsen Kawika Kaleiohi	08/27/2025
Hun Ko Jang Kim	08/28/2025
Laura Rose Schroeder aka Lo Schroeder	08/28/2025
Luke Hamasaki Higashi aka Luke Higashi	08/29/2025
Saori Yasuda Inouye	08/29/2025
Christina L Amsden aka Christy Amsden	08/29/2025
Benjamin Messiah Davila aka Benjamin Davila	08/29/2025
Annette Gee Kim aka Annette Kim	08/29/2025
Thomas Roy Hale aka Tom Hale	08/29/2025
Tushar Dubey	09/02/2025
Satomi Grillo	09/02/2025
James Bernard Gaulke	09/02/2025
Bree Lynn Gomes aka Bree Gomes	09/02/2025
Elijah Kaia Lopez aka Elijah Lopez	09/03/2025
Camy Michie Mizukami aka Camy Mizukami	09/03/2025
Chase Andrew Matthews aka Chase Matthews	09/04/2025
Richard James Kalanikupa'a Miano aka Richard Miano	09/05/2025
Heidi Yuri Culp aka Heidi Culp	09/05/2025
Rosalind Joy Newlon	09/08/2025
Fabiola Roll	09/08/2025
Tammy Kay Pearce Bucknell aka Tammy Pearce Bucknell	09/08/2025

Katherine Megan Papacek aka Katherine Papacek	09/09/2025
Jennifer Yukimi Nakayama	09/10/2025
Robert S K Lee III aka Rob Lee	09/10/2025
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Cape Project Management Incorporated dba Living On Big Island Realty Daniel Tousignant, PB	09/05/2025
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
With Aloha Property Services, LLC Kerrie Mattis, PB	08/16/2025
Big Island Club Realty LLC dba Big Island Club Realty Peter Rice, PB	08/26/2025
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Traci Noele Stevens	09/02/2025
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Queen Janyne Espiritu Coloma nka Queen Guieb Espiritu fka Queen Janyne Espiritu Coloma	07/29/2025
Abigail G Qua nka Abigail Grace-Qua Chaiprakorb fka Abigail G Qua	08/01/2025
Leah Deanne Nacion nka Leah Deanne Nacion Sipili fka Leah Deanne Nacion	08/14/2025
Victoria Mamatova nka Victoria Kennedy fka Victoria Mamatova	08/21/2025
Krystalyn Kosora Fernandez nka Krystalyn Kosora-Fernandez Peterson fka Krystalyn Kosora Fernandez	08/22/2025
Tara L Johnson nka Tara Lynn Johnson-Castrovinci fka Tara L Johnson	08/25/2025
Nicole Castro nka Nicole Castro Lindow fka Nicole Castro	08/25/2025
Erika Lynn Prowse nka Erika Lyn Rose fka Erika Lynn Prowse aka Rikki Rose fka Rikki Prowse	09/05/2025

Shari Lee Casandra Stewart nka Shari Lee Casandra Moore fka Shari Lee Casandra Stewart aka Cassie Moore fka Cassie Stewart	09/09/2025
Ivy Mae Marvin nka Ivy Mae Zmuda fka Ivy Mae Marvin	09/09/2025

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Pumehana Sopha Li nka Pumehana Li fka Pumehana Sophia Li	02/26/2025
Koni Rene Joseph aka Kona Joseph	07/18/2025
Tara K Chong Kee nka Tara Chong Kee fka Tara K Chong Kee	08/19/2025
Lisa A Okimoto aka Lisa Okimoto	08/25/2025
Jennifer Michelle Vasquez nka Peyton Vasquez fka Jen Vasquez	08/29/2025
Jennifer H Rice aka Jennifer Rice	09/09/2025
Ivy Mae Zmuda aka Ivy Zmuda	09/09/2025

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Joseph Kim Gowans	08/14/2027
Karen Marie Krueger	08/18/2027
Christine Joelle Bewley	08/19/2027
Amy Marie Dalton Pillow	08/19/2027
Cheyne Isao Yong Yonemori	08/19/2027
Brandon Michael Cruz	08/20/2027
Yanting Zhou	08/20/2027
David Wayne Pillow	08/20/2027
Ena Annette Onami	08/22/2027
Melanie Lozano	08/25/2027
Keith Yoneo Yamada	08/25/2027
Chad Daryl Young	08/25/2027
Laurel E Pepe	08/26/2027
Angel Flores	09/03/2027
Timothy Neil Tobin	09/03/2027
Cathy Jean Kuri	09/04/2027
Diane Tuazon	09/04/2027
Kilian Goldin	09/05/2027
Tyrone Maliulani Akana	09/05/2027
Catherine Elizabeth Harris	09/10/2027
Simone Lafaye Rush	09/10/2027

Equivalency to Uniform Section of Examination Certificate

Joseph Kim Gowans	08/14/2027
Karen Marie Krueger	08/18/2027
Christine Joelle Bewley	08/19/2027
Amy Marie Dalton Pillow	08/19/2027
Brandon Michael Cruz	08/20/2027
David Wayne Pillow	08/20/2027
Ena Annette Onami	08/22/2027
Chad Daryl Young	08/25/2027
Laura Rose Schroeder	08/28/2027
Timothy Neil Tobin	09/03/2027
Cathy Jean Kuri	09/04/2027
Diane Tuazon	09/04/2027
Kilian Goldin	09/05/2027
Tyrone Maliulani Akana	09/05/2027
Randy Benjamin Brummett	09/09/2027
Catherine Elizabeth Harris	09/10/2027
Simone Lafaye Rush	09/10/2027

Real Estate Broker Experience Certificate

Mary S Y Lagundimao	08/20/2027
Michael Koichi Shinsato	08/25/2027
Chad Daryl Young	08/25/2027
In Young Young	08/27/2027
Eugene Butin Todd	08/29/2027
Timothy Neil Tobin	09/03/2027
Kilian Goldin	09/05/2027
Kristen Kar-Kei Hui	09/09/2027
Sean Ross Barnes	09/09/2027
Mariah Jule White	09/09/2027
Gregory Alexander Hao Inn Mau	09/09/2027
Grace Hanae Kiyozuka	09/10/2027