

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, October 24, 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 – September 26, 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. Laws and Rules Review Committee
 - 1) Regulated Industries Complaints Office (RICO) Request for Informal Non-Binding Interpretation Regarding Definitions of Real Estate Broker and Real Estate Salesperson with Respect to Hawaii Revised Statutes (HRS) §467-2 Exceptions (to licensing) Required pursuant to HRS §467-7
- 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 HAR Chapters 16-119.1 through 16-119.8, Relating to Condominiums
 - 2) Case Law Review
 - a) Ridley v. Rancho Palma Grande Homeowners Assn., California Courts of Appeal, August 28, 2025
 - b) Caven, Jr. v. Certified Management, Inc., Supreme Court of Hawaii, September 5, 2025
 - 3) Condominium Governance and Management
 - a) Ad Hoc Committee on Condominium Affairs and Solutions, Report of October 7, 2025 Meeting, Request for Change to Committee Name
 - 4) Owner-Occupant – Chu Request for Exemption of Owner-Occupant Requirement, Pursuant to HRS §514B-98.5(b)(4)
 - 5) Condominium Education Outreach – Condorama XV, November 15, 2025
- c. Education Review Committee
 - 1) Prelicensing Education Administration, Curriculum, Schools, and Instructors
 - a) Request for Quotes (RFQ) to Update and Amend the Hawaii Real Estate Broker Prelicense Curriculum
 - 2) Administration of Examinations
 - a) Licensing Examination Statistics 7/1/25 – 9/30/25
 - b) School Pass/Fail Rates – 7/1/25 – 9/30/25
 - c) School Summary by Test Category – 7/1/25 – 9/30/25

5. Licensing and Registration – Ratification (see attached)

6. Licensing – Applications

- a. Thomas Benjamin Brown
- b. Jeremy Dale Seamster
- c. Alesia J. Borja

7. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters

- a. In the Matter of the Real Estate Broker's License of Associated Real Estate License Advisors, LLC: REC 2024-233-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

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- b.** In the Matter of the Real Estate Broker's License of Kelly Suzuki-Shreve: REC 2024-233-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
 - c.** In the Matter of the Real Estate Salesperson's License of Sydney Jung: REC 2024-233-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
- 8. Next Meeting: Friday, November 21, 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 OCTOBER 24, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Daniel Brian Ornelles Stumpf aka Danny Stumpf	09/10/2025
Timothy Neil Tobin aka Timothy N Tobin	09/10/2025
Chad Daryl Young aka Chad Young	09/16/2025
Lance Michael Cowan	09/19/2025
Tracy Richards Manhan	09/19/2025
Christy Avis Taylor aka C A Taylor	09/26/2025
James Tomoji Onaga aka Jim Onaga	09/29/2025
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Karen Marie Krueger aka Karen Krueger	09/08/2025
David Katsuya Torigoe	09/11/2025
Matthew Lewis Adamson	09/11/2025
Fouad Hajji	09/12/2025
Francisco Dolores Ortiz	09/15/2025
Tristan Allie Holmes aka Tristan A Holmes	09/15/2025
Diana Kim Anderson	09/15/2025
Shogo Kishie	09/16/2025
Jenny Lynne Malcolm aka Jenny Malcolm	09/16/2025
Hao In Kuan	09/17/2025
Troy Nikolai B Garma	09/17/2025
Kelsie Maile Tilton	09/18/2025
Madison Eun Jun Kumai aka Madison Kumai	09/18/2025
Cole Christopher Nakao aka Cole C Nakao	09/18/2025
Timothy Junior Momotaro Rafael aka Tim Rafael	09/19/2025
Keiko Koyama Paahao aka Keiko Paahao	09/22/2025
John Joseph Maloney aka Jack Maloney	09/22/2025
James John Durham Green aka James Green	09/22/2025

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Dong Mei Fu	09/22/2025
aka Rebekah Fu	
Hikaru Seki	09/22/2025
Rahul Khanal	09/22/2025
Valerie Ann Skinner	09/22/2025
aka Valerie Skinner	
Jeffrey Thomas Harrison	09/23/2025
aka Jeff Harrison	
Ashlee Lum	09/25/2025
Bryan H Nakamoto	09/26/2025
aka Bryan Nakamoto	
Lilia Jane Spangler	09/26/2025
aka Lilia Spangler	
Fredrick Richard Lukanchoff Jr	09/26/2025
aka Fredrick Lukanchoff	
Ainhua Dominguez Quintana	09/26/2025
Matthew R Parmeter	09/26/2025
Jordyn Lea Hudson	09/28/2025
Natasha Maria House	09/29/2025
John W Gillespie	09/29/2025
aka John Gillespie	
Amritraj Singh	09/29/2025
Jason Michael Wright	09/30/2025
Tiffany Rose Brown	09/30/2025
Adam Lewis Hinton-Moore	09/30/2025
aka Adam Hinton-Moore	

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Gold Standard Realty LLC	09/12/2025
Sheldon H Lau, PB	
James L. K. Dahlberg Broker LLC	09/16/2025
James L K Dahlberg, PB	
Live Aloha Properties LLC	09/26/2025
dba Live Aloha Properties	
Janice Zapanta, PB	

<u>Trade Name</u>	<u>Effective Date</u>
Nelly P Liu	07/29/2025
dba Nell Properties	
Day Lum Hawaii LLC	09/05/2025
dba Day-Lum Realty	
Big Island Stays LLC	09/10/2025
dba Big Island Stays	
Collective Hawaii Real Estate LLC	09/11/2025
dba Oahu Living Property Management	
fka Collective Hawaii Real Estate	

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<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Melissa Olivia Bent nka Melissa Olivia Jordan fka Melissa Olivia Bent aka Melissa Jordan	08/12/2025
Nollie M Long nka Nollie Mallari De Leon fka Nollie M Long aka Ino De Leon fka Ino Long	09/05/2025
Jenny Pham nka Jenny Pham Chow fka Jenny Pham	09/16/2025
Jordan Nicole Sonner nka Jordan Nicole Sonner-Mendoza fka Jordan Nicole Sonner aka Jordan Sonner	09/24/2025
Jocelyn Marie nka Jocelyn Palaima Sullivan fka Jocelyn Marie aka Jocelyn Sullivan	09/29/2025

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Robert Akira Okuda aka Bobby Okuda	09/10/2025
Radley Akira A`okea Kawamoto aka Radley Kawamoto	09/10/2025
Saori Yasuda Inouye aka Saori Inouye	09/16/2025
Kristy Lynn Nakamura aka Kristy Nakamura	09/18/2025

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Mark Douglas Minor	09/12/2027
Lisa Catherine Colmus	09/19/2027
Michelle Denise Krol	09/19/2027
Giuseppe Silvestro	09/19/2027
Christopher Hurchanik	09/24/2027
Bryan Thomas Jones	09/25/2027
Reno Iseki	10/07/2027
Nikole E Andersen	10/07/2027

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Mark Douglas Minor	09/12/2027
Lisa Catherine Colmus	09/19/2027
Michelle Denise Krol	09/19/2027

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Giuseppe Silvestro
Christopher Hurchanik
Reno Iseki
Nikole E Andersen

09/19/2027
09/24/2027
10/07/2027
10/07/2027

Real Estate Broker Experience Certificate

Mark Douglas Minor
Leslie Rumiko Lewis
Teondra L Mills
Hanqing Lin
Erin Marie Wada
Nikole E Andersen

Expiration Date

09/12/2027
09/19/2027
09/19/2027
09/25/2027
10/06/2027
10/07/2027

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