

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/Sj8CR9aOr60>

Date: October 24, 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
John Love, Public Member/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
P. Denise La Costa, Broker/Mauai Commissioner
Richard Emery, Broker/Honolulu Commissioner
Audrey Abe, 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
Lucian Saikevych, Administrative Assistant

Others: Paul Galindo, Esq., Regulated Industries Complaints Office
Raelene Tenno
Patti Takayama
David Minkin

Absent: Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:09 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.

Commissioners Senter and Andrews were excused from the meeting. Prior notification of their non-attendance was received.

Executive Officer's
Report:

Executive Officer Ino 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.

Executive Officer Ino introduced the Real Estate Branch's new Administrative Assistant, Lucian Saikevych.

Minutes of Previous Meeting

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the minutes of the September 26, 2025, meeting.

Committees and
Program of Work:

Laws and Rules Review Committee

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

Paul Galindo, staff attorney for RICO was present.

Commissioner La Costa inquired why within section 467-1, HRS, the term "any option" is included in the definition of real estate salesperson. Mr. Galindo responded that the definition is what the legislature enacted. His understanding is that "option" is a "contract". The legislature chose to use "option" vs "contract".

Commissioner Love asked Mr. Galindo if there were any previous cases. Mr. Galindo responded that RICO is aware of what is going on in the community and that he could not confirm or deny what RICO is investigating.

Commissioner Love asked how RICO handles one-off situations. Mr. Galindo responded that he could not confirm or deny any of the scenarios presented, however, legal sufficiency is necessary. If information is inadequate, RICO may issue a warning or close the case.

Commissioner Love asked if the intent of the party is taken into consideration. Mr. Galindo responded that even if parties are careful, repeated offenses, repetition of conduct, or significant dollar amounts may indicate purposeful misconduct. If it is an isolated instance, it is difficult to determine a person's intent.

Commissioner Abe asked Mr. Galindo about advertising in regard to scenario 2. Mr. Galindo stated that it depends if it is an isolated instance or a handful of instances.

Other considerations may be whether the 2 entities have a prior relationship. Commissioner Abe asked if the assignee could be an LLC? Mr. Galindo responded that the assignee could be an individual, an LLC, or an entity.

Commissioner Goodale commented that people are doing direct marketing to solicit a sale, and it is very typical on the Big Island especially with land sale transactions.

Commissioner La Costa asked about the intent and whether it is considered a security or a real estate transaction. Mr. Galindo responded that he does not practice securities law therefore he would defer to his colleagues.

Upon a motion by Commissioner Emery, seconded by Commissioner La Costa, it was voted on and unanimously carried to take the matter under advisement.

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 HAR Chapters 16-119.1 through 16-119.8, Relating to Condominiums

Deputy Attorney General Wong reported that the rules are still under review and she hopes to conclude her review before the end of 2025.

Case Law Review: *Ridley v. Rancho Palma Grande Homeowners Assn.*, California Courts of Appeal, August 28, 2025; and *Caven, Jr. v. Certified Management, Inc.*, Supreme Court of Hawaii, September 5, 2025

Senior Condominium Specialist Kleinhans provided summaries of the above noted case laws.

Commissioner La Costa asked Senior Condominium Specialist Kleinhans to confirm that if she were to request documents for a condominium that there would be no cost. Senior Condominium Specialist Kleinhans answered that if the documents were maintained on, for example, an online internet portal, most likely yes.

Commissioner La Costa asked if there are any safeguards to ensure that the information on the portal is current and accurate. Senior Condominium Specialist Kleinhans replied that he was not sure.

Commissioner Goodale remarked that it is his experience that many associations do not provide this information because the information is so particular to each association and time-consuming.

Commissioner La Costa stated that she depends on the information to provide to sellers & buyers, and asked if the information is incorrect, where is the liability, and why is it not mandatory to ensure the information is correct?

Chair Yamane commented that these are all good points; however, staff does not have the ability to monitor this information.

Commissioner Goodale remarked that the Hawaii Association of REALTORS generated this form primarily for use by lenders. Many of the questions are useful to lenders, but not so much to the buyer.

Chair Yamane remarked that we do not have all the answers, but we just need to be kept aware.

Condominium Governance and Management - Ad Hoc Committee on Condominium Affairs and Solutions, Report of October 7, 2025, Meeting, Request for Change to Committee Name

Senior Condominium Specialist Kleinhans provided a summary of the Ad Hoc Committee on Condominium Affairs and Solutions ("Ad Hoc Committee") meeting held on October 7, 2025. He reiterated that the purpose of the committee is to support the Commission through preliminary discussion of issues that currently affect or could potentially affect condominiums in the State.

The Ad Hoc Committee requested to change its name to the (Ad Hoc) "Committee Identifying Vital Issues in Condominiums" ("CIVIC"). CIVIC will remain an Ad Hoc Committee and its objectives will remain the same. This request is solely to change the name of Ad Hoc Committee.

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the Ad Hoc Committee's name change from the "Ad Hoc Committee on Condominium Affairs and Solutions" to the (Ad Hoc) "Committee Identifying Vital Issues in Condominiums" (CIVIC).

Owner-Occupant – Chu Request for Exemption of Owner-Occupant Requirement, Pursuant to HRS §514B-98.5(b)(4)

Condo Specialist Choy summarized that at the time Ms. Chu purchased her unit she was working remotely in Hawaii, however, her employer has since revoked her remote work.

Commissioner Love asked Condo Specialist Choy if there was a precedent. Condo Specialist Choy responded that there is no precedent for a remote work situation, however it has occurred with people serving in the military.

Patti Takayama, real estate broker for Ms. Chu, was present to testify. Chair Yamane disclosed that he knows Patti Takayama and that she works for Locations.

Ms. Takayama explained that Ms. Chu is single and works for Google. When Ms. Chu purchased her unit at Ward Village the complex was not built, and Ms. Chu was working remotely, however Google now requires Ms. Chu to work in-office. Ms. Chu's owner-occupant loan application is due in November 2025 and requires the owner to live in the unit 365 days for the first year.

At the time of purchase the developer offered 50% of the units as owner-occupant for a specific time. Ms. Chu's intent was to be an owner-occupant when she signed the owner-occupant affidavit. The property closes in June 2026.

SEO Fujitani asked if all the units in the development are sold? Ms. Takayama replied that at least 80% of the units are sold.

Commission La Costa asked Ms. Takayama if the owner-occupant requirement would preclude Ms. Chu from purchasing the unit and would Ms. Chu still be able to purchase the unit if the commission denies her request.

Ms. Takayama stated that Ms. Chu could purchase the unit in cash, however she would prefer a mortgage loan. She added that Ms. Chu has no intention of selling or renting her unit and is willing to sign a written statement.

Commissioner Abe expressed concern about setting a precedent that investors might follow. She also remarked that there are too many people who want owner-occupant units but are unable to get it.

Chair Yamane motioned to take the matter under advisement. Commissioner Emery seconded the motion. Motion passed.

Condominium Education Outreach – Condorama XV, November 15, 2025

Commission sponsored Condorama XV is a free education program for condo owners which will be held on November 15, 2025. Topics include: Do's & Don'ts of Construction Contracts, Key Points On How Property, Directors & Officers Claims Are Processed, and Why Boards Get Sued & Steps To Avoid Lawsuits. Registration is available through CAI Hawaii. Specialist Choy explained that a recording of the event will also be available online after the webinar. Attendance has increased from 200 to 1200. An additional benefit is that the video of the Condorama can be watched at any time.

Education Review Committee

Prelicensing Education Administration, Curriculum, Schools, and Instructors - Request for Quotes (RFQ) to Update and Amend the Hawaii Real Estate Broker Prelicense Curriculum

Commissioner La Costa questioned the reason for the disparity in quotes received. Senior Real Estate Specialist Kekoa replied that she was unsure of the reason.

Commissioner Goodale stated that perhaps the scope needs to be reviewed to better understand why the bids are so far apart. Senior Real Estate Specialist Kekoa stated that the Scope of Service is comprehensive.

Commissions Abe and Emery both disclosed that they have worked with Scott Bly however they are able to make a fair and impartial decision.

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the quote received from Scott Bly.

Administration of Examinations

Licensing Examination Statistics - 7/1/25 – 9/30/25

PSI submitted the monthly licensing examination statistics as requested.

School Pass/Fail Rates – 7/1/25 – 9/30/25

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

School Summary by Test Category – 7/1/25 – 9/30/25

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

Licensing –
Ratification:

Licensing and Registration - Ratification

Upon a motion by Commissioner Abe, seconded by Commissioner La Costa, it was voted on and unanimously carried to ratify the October 24, 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.

Upon a motion by Chair Yamane, seconded by Commissioner La Costa, it was voted on and unanimously carried to take the applications of Thomas Benjamin Brown, Jeremy Dale Seamster, and Alesia J. Borja under advisement.

Chapter 91, HRS,
Adjudicatory
Matters:

David Minkin, attorney for the respondents, was present.

Executive Officer Ino stated that the Commission will not be entertaining any testimony. Deputy Attorney General Wong explained that the attorney for RICO is not present, and testimony is not allowed if only one party is present.

Executive Session:

Upon a motion by Commissioner Love, 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 Emery, seconded by Commissioner Love, it was voted on and unanimously carried to move out of executive session.

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

Upon a motion by Commissioner Emery, seconded by Commissioner La Costa it was voted on and unanimously carried to approve the issuance of an informal non-binding interpretation of HRS §467-1 and HRS §467-2(1) as follows: with respect to scenario 1, ENTITY may have acted as a real estate broker within the purview of HRS Chapter 467 if the actions were done for the purpose or as a means of evading the licensing requirements of HRS Chapter 467; and with respect to scenario 2, based on the facts provided, it appears the ENTITY did act or assume to act as a real estate broker within the purview of HRS Chapter 467. Specific facts may change the conclusions reached in this informal non-binding interpretation as applied to the facts to such specific case.

Owner-Occupant – Chu Request for Exemption of Owner-Occupant Requirement,
Pursuant to HRS §514B-98.5(b)(4)

Upon a motion by Commissioner Love, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the issuance of an informal non-binding interpretation of §514B-98.5(b) that based solely on the facts presented in this case, the owner-occupant requirements of Chapter 514B are satisfied with respect to Ms. Chu and her unit as long as the buyer does not sell, lease or rent the condominium unit for 365 days after the acquisition of the condominium unit.

Licensing
Applications:

Thomas Benjamin Brown

After a review of the information provided, Commissioner Emery moved to approve the real estate salesperson's license for Thomas Benjamin Brown. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

Jeremy Dale Seamster

After a review of the information provided, Commissioner Emery moved to approve the real estate broker's license for Jeremy Dale Seamster subject to Mr. Seamster submitting a new application with modifications to staff within 30 days. Commissioner Abe seconded the motion. The motion was voted on and unanimously carried.

Alesia J. Borja

After a review of the information provided, Commissioner Love moved to approve the request to remove the conditions attached to the real estate salesperson's license for Alesia J. Borja. Commissioner Kyono 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 10:34 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 Associated Real Estate Advisors LLC; REC 2024-233-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 Associated Real Estate Advisors LLC, REC 2024-233-L.

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

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 Kelly Suzuki-Shreve, REC 2024-233-L.

**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**

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 salesperson's license of Sydney Jung, REC 2024-233-L.

The meeting reconvened at 11:30 a.m.

Next Meeting: Friday, November 21, 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 11:32 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

October 31, 2025

Date

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

MI:cm

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
Dong Mei Fu aka Rebekah Fu	09/22/2025
Hikaru Seki	09/22/2025
Rahul Khanal	09/22/2025
Valerie Ann Skinner aka Valerie Skinner	09/22/2025
Jeffrey Thomas Harrison aka Jeff Harrison	09/23/2025

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	
Ainhoa 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	

<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Melissa Olivia Bent	08/12/2025
nka Melissa Olivia Jordan	
fka Melissa Olivia Bent	
aka Melissa Jordan	
Nollie M Long	09/05/2025
nka Nollie Mallari De Leon	
fka Nollie M Long	
aka Ino De Leon	
fka Ino Long	
Jenny Pham	09/16/2025
nka Jenny Pham Chow	
fka Jenny Pham	

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
--	------------

License Name Change (Individual)

Effective Date

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

Educational Equivalency Certificate

Expiration Date

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

Equivalency to Uniform Section of Examination Certificate

Expiration Date

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
Reno Iseki	10/07/2027
Nikole E Andersen	10/07/2027

Real Estate Broker Experience Certificate

Expiration Date

Mark Douglas Minor	09/12/2027
Leslie Rumiko Lewis	09/19/2027
Teondra L Mills	09/19/2027
Hanqing Lin	09/25/2027
Erin Marie Wada	10/06/2027
Nikole E Andersen	10/07/2027