



Real Estate Branch

Aloha Condominium Owners and Other Interested Individuals,

The Real Estate Commission continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters and wishes you a happy and safe upcoming holiday season. In this edition, the Real Estate Commission reminds you that there is still time to register for the upcoming **free** Condorama XV event and of the extensive educational resources available to board members, owners, and prospective buyers.

If you missed an email, all of the prior topics covered in prior informational emails are available [here](#).

Condorama XV

The Hawaii Real Estate Commission will host Condorama XV, a **free** educational Webinar, presented by CAI Hawaii on **Saturday, November 15, 2025**, from 9:00 AM to 10:30 AM.

- Lance Fujisaki, a lawyer with nearly 40 years of expertise in real estate law, will cover the do's & don'ts of construction contracts.
- Rudy Savio, board president of Kahala Towers condominium and insurance expert at Insurance Associates will discuss the key points on how property, directors, and officers' claims are processed.
- Andrew Chianese, a lawyer and director at the Torkildson Katz Law firm, will explain why boards get sued and the steps to avoid lawsuits.

Can't attend the Webinar? Don't worry. A recording of the Webinar will be available for viewing after the event on CAI's website. See the attached flyer for more information and forward the information to others who may be interested in the event. Please visit the [Condorama main page](#) for further information and materials. [Click here to register to attend.](#)

Condominium Educational Material

An often-overlooked resource, the Hawaii Real Estate Branch's website has a wealth of condominium related educational material. Located at <https://cca.hawaii.gov/reb/>, there is a dedicated section for [resources for Condominium Owners, Prospective Buyers, Boards of Directors & Associations](#).

Board members should look for the **B** symbol. The **B** circled in red signifies a brochure that board members should read to quickly get up to speed on important condominium association issues. These are quick one-to-two-minute reads on various topics such as fiduciary duty, agents of the association, the business judgement rule, owner and board member rights and responsibilities, and other key information.

The resource page is divided into various sections, covering budgeting, governance, condominium law, mediation, educational seminars, and prospective buyers, among others. Visitors will find quick reads on access to documents, insurance, agents of the association, special assessments, filing complaints, law changes going CEB - November 2025

back to 2017, alternative dispute resolution, the [award-winning YouTube Hawaii Condo Living Guide](#), along with recordings of historical Condorama seminars covering a wide variety of topics. All these resources are free.

Prospective buyers should check out their specific section which covers what they should look for when buying, what they should expect when living in a condominium, and how to read a Developer's Public Report which is the disclosure document developers are legally required to produce prior to sales.

A copy of chapter 514B, HRS, the law that governs condominiums is [available for free](#) in searchable PDF format as well as the link to the official version hosted by the State Capitol.

Many association's recent [biennial registrations and contact lists](#) are available where the officers, contact designee, managing agent, owner occupancy percentage, reserve funding percentage and other useful information can be found. Every issued Developer's Public Report and their amendments are also available for viewing where you can find details about every registered project.

The site also hosts hot topics in its [frequently asked questions](#), ranging from questions on how to remove board members, where to obtain documents, meeting notice requirements, association access to units, association reserves, budgets, maintenance fees, issues with renters, and if an association is eligible for subsidized mediation and/or arbitration.

If there are any further questions, please contact our office at (808) 586-2643, between the hours of 7:45 a.m. and 4:30 p.m., Hawaiian Standard Time.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational and for educational purposes and is informal and non-binding on the Real Estate Commission and the Department of Commerce and Consumer Affairs.



Hawaii Real Estate Commission

CONDORAMA XV

PRESENTED BY CAI HAWAII

A **Free** Education Program for Condominium Owners

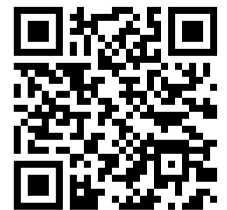
Topics Include: Do's & Don'ts of Construction Contracts

Key Points On How Property, Directors & Officers Claims Are Processed

Why Boards Get Sued & Steps To Avoid Lawsuits



Saturday November 15, 2025
Program: 9:00 a.m. to 10:30 a.m.
Via Webinar



Condorama XV will be conducted via Webinar, with the link to the webinar sent after online registration at www.caihawaii.org.

Visit www.cca.hawaii.gov/reb/condorama or scan the QR code for more information.

This webinar or educational presentation is entirely funded by funds from the Condominium Education Trust Fund (CETF), Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii for condominium unit owners whose associations are registered with the Real Estate Commission. Real Estate Commission may be reached at (808) 586-2644, 7:45 AM to 4:30 PM. If you need an auxiliary aid/service or other accommodation due to a disability, contact the senior condominium specialist at (808) 586-2644 or hirec@dcca.hawaii.gov as soon as possible, preferably within two (2) business days of the seminar. If a response is received after that date, we will try to obtain the auxiliary aid/services or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request this notice is available in alternative formats such as large print, Braille, or electronic copy.