

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=ZRhclW6nS_k

Date: November 21, 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
Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner
John Love, Public Member/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
P. Denise La Costa, Broker/Maui Commissioner
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
Dathan Choy, Condominium Specialist
Rochelle Araki, Condominium Specialist
Lorie Sides, Condominium Education Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Administrative Assistant
Lucian Saikevych, Recording Administrative Assistant

Others: Courtney Hara, Hawaii Association of REALTORS®
Lourdes Scheibert
Gregory Misakian
Lila Mower
Raelene Tenno

Call to Order: The 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.

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.

Minutes of Previous Meeting

Upon a motion by Commissioner La Costa, seconded by Commissioner Abe, it was voted on an unanimously carried to accept the minutes of the October 24, 2025, meeting.

Committees and
Program of Work:

Laws and Rules Review Committee

Regulated Industries Complaints Office (RICO): Real Estate Advisory Committee Members.

Commissioner La Costa sought clarification regarding the term "permanent" advisory committee members.

Chair Yamane clarified that "permanent" is used to refer to the time period of appointment from January 1, 2026 to December 31, 2027.

Upon a motion by Commissioner La Costa, seconded by Commissioner Andrews it was voted on and unanimously carried out to approve the RICO advisory committee members for the period January 1, 2026 through December 31, 2027.

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 16-199.1 through 16-119.8, Relating to Condominiums

Chair Yamane asked Deputy Attorney General Wong for an update on the review.

Deputy Attorney General Wong stated that it is still being reviewed.

Chair Yamane and Executive Officer Ino identified members of the audience that signed up to testify and questioned which agenda items they would be testifying on.

Greg Misakian commented he had a question on the Rulemaking agenda item.

Lourdes Sheibert stated she would like to provide testimony on condominium education.

Executive Officer Ino stated that an open forum was not agendized for today's meeting, that any concerns should be directed to a condominium specialist who could then include it as an agenda item at a future meeting.

Ms. Scheibert commented that she wanted to address irregularities with Chapter 514B, the Department of Planning and Permitting, and RICO about the concerns she addressed with them dating back to 2020 resulting in retaliation by her board.

Chair Yamane interjected and indicated that the discussion was not relevant to the HAR topic that was being currently discussed.

Executive Officer Ino reiterated that an open forum was not agendized for today's meeting.

Lourdes Scheibert mentioned that she will relay her concerns with her state representatives and that she will be emailing and providing hardcopies to the Real Estate Commission regarding her concerns.

Gregory Misakian asked the Real Estate Commission whether they had a forum during the meeting where members of the public could speak.

Chair Yamane remarked that it depends, a few of the commissioners fly in from the neighbor islands. The commission must cover items that are prepared to address.

Mr. Misakian posed a question on how the condominium subcommittee were formed. Mr. Misakian also expressed concerns that the participants on the subcommittee might not be inclusive to some people that might be helpful to the subcommittee.

Chair Yamane told Mr. Misakian that the question will be noted and that Real Estate Branch staff will get back to him regarding his question.

Mr. Misakian reiterated his concern for his question and mentioned that he just wants to make sure that the subcommittee is incorporating the "best of the best" of the community.

Education Review Committee

New Technology Program and REC Web Site – New DCCA Phone Line and Website

SEO Fujitani provided a summary of the new DCCA phone line and website project. He mentioned that the main Real Estate Branch phone number will be rerouted to the new main DCCA number and eventually the main Real Estate Branch number will no longer exist. The Branch has been informed that December 22, 2025 will be the implementation date for the new phone system. The Branch's concern for the condominium community is when they go through the list of options, they may not know that the Real Estate Branch falls under Professional and Vocational Licensing so they may need to speak to a live person and be redirected. It may be a little more time consuming in the initial roll out.

Commissioner Senter asked whether the new number will be on the Branch website. SEO Fujitani answered that the website, bulletins, signature blocks, renewal notices will all need to be changed to reflect the new number.

Commissioner Goodale asked whether the old numbers will still work to which SEO Fujitani responded for a temporary time period.

Commissioner Andrews inquired whether the system implementation just pertains to DCCA or are other departments part of the system overhaul to which SEO Fujitani responded just the DCCA is involved in the system change.

Commissioner La Costa sought clarification whether there also will be a change to the website. Executive Officer Iino and SEO Fujitani commented that the phone system and website will both change, however there is more information and a timeframe for the phone system implementation at the moment.

Commissioner Emery asked whether the MyPVL website will be affected to which SEO Fujitani responded it should not.

Education Review Committee

Course – “Mastering the Seller’s Real Property Disclosure Statement”;
Author/Owner – Chad Shimabukuro; Provider – Honolulu Board of REALTORS;
Course Category – Real Estate Law; Seller Disclosure; Risk Management; Clock
Hours – 3

Commissioner Andrews disclosed that she knows Chad Shimabukuro and has some concerns about the course content.

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to take the matter under advisement to consult with Deputy Attorney General Wong and course content.

Application – Lindsey Lisa Myeni – Prelicense Education Instructor; Salesperson
and Broker Curriculum; Prelicense School

Chair Yamane recused himself from voting on this matter based on the applicant’s disclosure of previous employment with Locations. Chair Yamane passed the meeting responsibilities temporarily to Vice Chair Senter for this discussion.

Commissioner La Costa asked if there were other requirements to be an instructor besides the 3-hour training certificate.

Senior Real Estate Specialist Kekoia commented that the completion of a 3-hour instructor development workshop was one of the requirements along with others.

Commissioner Andrews mentioned that the application was very generalized in terms of experience and was wondering if anything was submitted regarding the specifics to the courses that the applicant taught and if this is something that is looked at when reviewing an application. Commissioner Andrews mentioned that she would like to hear from the applicant.

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to defer the prelicense instructor application of Lisa Lindsey Myeni and requested that the applicant attend a Commission meeting.

PSI Real Estate Licensing Exam Review Meeting Report

Real Estate Specialist Endo informed the Commission that the PSI Real Estate Licensing Exam Review meeting occurs annually to evaluate the Hawaii real estate exam. This involves evaluating and creating content items for the exam that reflect current standards. This year, it was decided that the property management topic will be increased by one item for each exam type, and as a result, there will be a decrease of one item in the financing section of the exam.

Commissioner La Costa asked Real Estate Specialist Endo what poorly performing items meant as noted in the report.

Real Estate Specialist Endo responded that the pass rate was low or very low for those items. The items are evaluated and are either edited or deleted from the test.

Commissioner La Costa and Commissioner Goodale asked how it is determined whether a low score is a result of an education issue or an exam issue.

Real Estate Specialist Endo, Executive Officer Ino, and Chair Yamane explained and elaborated on the science behind the evaluation.

Upon a motion by Commissioner Andrews, seconded by Commissioner Goodale, it was voted on and unanimously carried to approve the revisions to the PSI real estate licensing exam.

PSI Hawaii Real Estate Educator's Forum Report

Real Estate Specialist Endo informed the Commission that the purpose of the PSI Hawaii Real Estate Educator's forum was to update Hawaii educators on any new information regarding the license testing process. Specialist Endo reported that the exam registration process will change from an open registration program to an eligibility-based program which will require the test taker to upload the required exam certificates prior to registering for the exam. The change is slated to take effect December 10, 2025.

Commissioner Abe asked how the process was done in the past when individuals took the pre-licensing test.

Real Estate Specialist Endo stated that some test takers would register for the examination without completing the necessary course. While the responsibility is ultimately with the test taker to complete the prelicensing requirements, the proctor would determine whether they have the proper certificates to take the examination.

Licensing –
Ratification:

Licensing and Registration - Ratification

Upon a motion by Commissioner Abe, seconded by Commissioner Andrews, it was voted on and unanimously carried to ratify the November 21, 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.

Britney Woodberry

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa it was voted on and unanimously carried to approve a conditional real estate salesperson license to Brittney Woodberry, pursuant to Section 436B, Hawaii Revised Statutes.

The conditional real estate license is approved for the Applicant, subject to the following conditions:

1. That during the term of this conditional license, any violation of the terms and conditions by the Applicant, shall be ground for revocation of license.
2. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
3. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
4. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.
5. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitted a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attached the signed conditional letter by the new PB may result in disciplinary action.
6. That the satisfaction of Applicant from said terms and conditions shall not change any terms of the conditional license.
7. That upon completion of the terms and conditions, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

Executive Session: Upon a motion by Commissioner La Costa and seconded by Commissioner Abe, 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 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 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 Love, seconded by Commissioner Kyono, it was voted on and unanimously carried to move out of executive session.

Course – "Mastering the Seller's Real Property Disclosure Statement";
Author/Owner – Chad Shimabukuro; Provider – Honolulu Board of REALTORS;
Course Category – Real Estate Law; Seller Disclosure; Risk Management; Clock
Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to defer the course, "Mastering the Seller's Real Property Disclosure Statement" and requested the author match the course content with the course objectives. In addition, the focus of the course should be on HRS 508D rather than the industry form, and the author shall obtain authorization from the Hawaii Association of REALTORS (HAR) for the use of the Seller's Real Property Disclosure Statement Form in this course.

Next Meeting: Monday, December 22, 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 10:36 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

November 26, 2025

Date

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

MI:ls

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON NOVEMBER 21, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Kristen Kar-Kei Hui aka Kristen Hui	10/02/2025
Mark Christopher Bennett aka Mark C Bennett	10/08/2025
Kristy Lynn Nakamura	10/14/2025
Mark-Cody Kiyoshi Miyamoto aka Mark Miyamoto	10/15/2025
Mariah Jule White aka Mariah J White	10/20/2025
Mariah Kuuleialoha Sanchis	10/27/2025
Jeremy Dale Seamster	10/27/2025
 <u>Salesperson – Individual</u>	 <u>Effective Date</u>
Clement Lam	09/05/2025
Sophy Phoeun	09/30/2025
Timothy Richard Spooner aka Timothy Spooner	10/01/2025
Kelly Rose Kanale Bishop aka Kelly Kanani Bishop	10/01/2025
Kim Thao Phan	10/01/2025
Lisa Catherine Colmus aka Lisa Colmus	10/03/2025
Quin Allen Pferschy	10/03/2025
Joseph Kim Gowans aka Joe Gowans	10/03/2025
Megan Nicole Schumacher	10/03/2025
Jaclyn Ann Semlak aka Jaclyn Semlak	10/07/2025
Whitney Gill Newton Jr aka Gill Newton	10/08/2025
Markel Donyea Underwood aka Mark Underwood	10/08/2025
Daphne Therese	10/08/2025
Sarah Mariko Echevary aka Sarah Echevary	10/08/2025
Kristen Josephine Muto aka Kristen Muto	10/09/2025
Michaela Friel	10/10/2025
Brooke Perry Guth	10/14/2025
Shelley Miyuki Soong	10/14/2025

Ian Royal Smith aka Ian R Smith	10/14/2025
Monte Ray Palmer aka Monte Palmer	10/14/2025
Camille Hiromi Noelani Yano aka Cami Yano	10/16/2025
Layla Kameamakamae Remiticado aka Layla K Remiticado	10/17/2025
Michelle Catherine Kenney	10/17/2025
Josiah Keola Blair	10/17/2025
Connor James Griffin aka Connor Griffin	10/17/2025
Sara Susan Kallsen aka Sara Kallsen	10/17/2025
Micah Makoto Mun Yung Young aka Micah Young	10/20/2025
Olivia Brizshett Loncaric	10/20/2025
Gabrielle Hawaii Gkasialis	10/20/2025
Julyssa Oasha Hernandez aka Julyssa Hernandez	10/21/2025
Hunter X Ewald	10/21/2025
Breanna Christine Hershey aka Bre Hershey	10/21/2025
Duke Sora Becker aka Duke Becker	10/21/2025
Ignacio Jose Martinez	10/22/2025
George Layton Soloff aka George Soloff	10/22/2025
West Robert Federizo	10/22/2025
Natasha Alana Arapoff-Palfreyman aka Natasha A Arapoff-Palfreyman	10/22/2025
Nicole Michelle Cruz Dacumos aka Nicky Dacumos	10/23/2025
Brenda Bautista Hernandez	10/24/2025
Dan Zhuo	10/24/2025
Kennedy Madyson Brady-Kuehn aka Kennedy Brady-Kuehn	10/24/2025
Thomas Benjamin Brown	10/24/2025
Anthony Christian Maisonet aka Anthony Maisonet	10/27/2025
Matthew Yuto Amos	10/27/2025
Sayo Okumiya Manzano	10/27/2025
Hannah Diane Schnittger aka Hannah Schnittger	10/27/2025
Elliott Wade Erb aka Elliott Erb	10/27/2025
Slava J Menn aka Slava Menn	10/27/2025
Charlene Rabina Cuizon	10/27/2025

aka Char Cuizon	
Erin Kimberly McKeeever-Haglund	10/27/2025
aka Erin McKeeever-Haglund	
Alexis Morgan Wolford Terrell	10/28/2025
aka Lexi Terrell	
Donna Lynn Slagill	10/28/2025
aka Donna Slagill	
Brenda Jean Thibaudeau	10/28/2025
aka Brenda Thibaudeau	
Andrew Douglas Wells	10/29/2025
aka Drew Wells	
Molly Katherine Burchard	10/29/2025
aka Molly Burchard	
Kase Maalahi Oshiro	10/29/2025
Kerina Mae Hardoin	10/29/2025
aka Kerina M Hardoin	
Crystal Hefner	10/30/2025
Weni Lee Amrich	10/30/2025
Autumn Nicole Zaun	10/30/2025
aka Autumn Zaun	
Debra Prince Zinni	10/30/2025
Donn S Terada	10/30/2025
Dillon Matthew Kaho'okipanui Ah Chong	10/31/2025
aka Dillon Ah Chong	
Dain Sharif Azman	11/03/2025
aka Dain S Azman	

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Momentum Management LLC	10/02/2025
Kristen Hui, PB	
ENRG Global Realty LLC	10/17/2025
dba ENRG Realty	
Regina M Duncan, PB	
Brown Commercial Properties LLC	10/23/2025
Chancellor Brown, PB	
Ann Pacific Realty, LLC	10/30/2025
Pyong Sun Park, PB	

<u>Trade Name</u>	<u>Effective Date</u>
Aqua-Aston Hospitality LLC	10/30/2025
dba Aston Vacations	
fka Aqua-Aston Property Management	

<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Nova Leinani Leyva	08/14/2025
nka Nova Leinani Sanchez	
fka Nova Leinani Leyva	
aka Nova Leyva	
Emily G Manuel	10/01/2025

nka Emily Gabriel Manuel Lethin fka Emily G Manuel aka Emily Lethin Marisa M Piazza	10/28/2025
nka Marisa Piazza Sullivan fka Marisa M Piazza Hannah K Stodola	10/31/2025
nka Hannah Kirsten Finlay fka Hannah K Stodola aka Hanna Finlay	

License Name Change (Individual)

Effective Date

Nelly P Liu aka Nell Properties Laura Keyhani aka Laurie Keyhani Chante Mele Lin Lamoureux aka Chante Lamoureux	07/29/2025 10/03/2025 10/23/2025
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Educational Equivalency Certificate

Expiration Date

Maria Lourdes Plante	10/01/2027
Jordan Daniel Lem	10/10/2027
Lian Huang	10/10/2027
Daniel James Lem	10/13/2027
Thomas Richard Higgins	10/15/2027
Rodhelen Nastor Liao	10/15/2027
Talia Abrams	10/17/2027
Gregory Scott Klein	10/17/2027
Joshua Brenner	10/20/2027
Yongmoon Shin	10/21/2027
Greta Hsu Cody	10/21/2027
Michael Jeffery House	10/22/2027
Robin Yi	10/22/2027
Brent Eric Cassell	10/23/2027
Heather Renee Lamkin	10/27/2027
Christopher Kirby Cortazzo	10/28/2027
Carlena Gower	10/29/2027
Nicholas P Moscara	10/29/2027
Kotchaphan Polk	10/30/2027
Tomas Eberhard Schoff	10/30/2027
Ronald Hoover	10/31/2027
Brian A Mori	11/04/2027
Hannah Leilani Budroe	11/04/2027

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Maria Lourdes Plante	10/01/2027
Jordan Daniel Lem	10/10/2027
Daniel James Lem	10/13/2027
Thomas Richard Higgins	10/15/2027

Rodhelen Nastor Liao	10/15/2027
Gregory Scott Klein	10/17/2027
Joshua Brenner	10/20/2027
Yongmoon Shin	10/21/2027
Greta Hsu Cody	10/21/2027
Michael Jeffery House	10/22/2027
Robin Yi	10/22/2027
Heather Renee Lamkin	10/27/2027
Christopher Kirby Cortazzo	10/28/2027
Carlena Gower	10/29/2027
Nicholas P Moscara	10/29/2027
Kotchaphan Polk	10/30/2027
Tomas Eberhard Schoff	10/30/2027
Ronald Hoover	10/31/2027
Brian A Mori	11/04/2027

Real Estate Broker Experience Certificate

Expiration Date

Daniel James Lem	10/13/2027
Jayden Alexander Summers	10/13/2027
Carolyn Ann Murren	10/15/2027
Kar Shing George Lam	10/20/2027
Randen Lee Aquino	10/21/2027
Sailor Violet Bockius	10/21/2027
Robin Yi	10/22/2027
Mia Xochiti Schock	10/23/2027
Heather Renee Lamkin	10/27/2027
Jordan A Parker	10/28/2027
Laurynn K Paet	10/29/2027
Laura J Fleming	10/30/2027
Keisha Starr Johnson	10/30/2027
Kristin Marie Counter	10/30/2027
Tomas Eberhard Schoff	10/30/2027
Enkhbaatar Enkhzul	10/31/2027