

REAL ESTATE COMMISSION MEETING
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.hawaii.gov/hirec

AGENDA

Date: Monday, December 22, 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. Real Estate Commission meeting schedule for 2026
 - d. Minutes of Previous Meeting – November 21, 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.

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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 HAR Chapters 16-119.1 through 16-119.8, Relating to Condominiums
- 2) Legislative Acts and Resolutions – Study Funded Pursuant to Act 43, SLH 2024 (S.B. 2726): *Five States’ Approaches to Aspects of Condominium Law* This study provides an examination of condominium regulation in California, Delaware, Florida, Massachusetts, and Nevada, emphasizing six areas of state condominium oversight: (1) condominium operations and governance; (2) condominium ombudsmen; (3) dedicated alternative dispute resolution programs; (4) owner access to condominium documents; (5) owner education at the point of sale; and (6) licensing of condominium management. The entire study is available online at:

<https://lrb.hawaii.gov/publications/>

b. Education Review Committee

- 1) Prelicensing Education Administration, Curriculum, Schools, Instructors
 - a) Application – Lindsey Lisa Myeni – Prelicense Education Instructor; Salesperson and Broker Curriculum; Prelicense School - pending

5. Licensing and Registration – Ratification (see attached)

6. Licensing – Applications

- a. Bret Grow
- b. Joshua H. Gordon

7. Next Meeting: Friday, January 23, 2026, 9:00 a.m.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

8. Adjournment

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APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON DECEMBER 22, 2025

Brokers – Individual

	<u>Effective Date</u>
Hanqing Lin aka Mia Lin	10/13/2025
Solomon Isaac Ets-Hokin aka Solomon Ets-Hokin	11/03/2025
Yeokyeong Kang aka Kate Kang	11/06/2025
Megan Elizabeth McDonnell aka Megan McDonnell	11/07/2025
Sean Ross Barnes	11/13/2025
Jayden Alexander Summers aka Jayden A Summers	11/18/2025

Salesperson – Individual

	<u>Effective Date</u>
Lois G Martin	10/31/2025
Ian Jebe Morris	10/31/2025
Brielle Mone Perras aka Brielle Perras	10/31/2025
John A Struble aka John Struble	10/31/2025
Mauri Anne Isaac aka Mauri A Isaac	10/31/2025
Ryen Makoto Shimizu aka Ryen Shimizu	11/03/2025
Corinna M K L Oyama	11/03/2025
Carolyn Jean DeMott aka Carrie DeMott	11/03/2025
Saya Nakatomi James aka Saya James	11/03/2025
Yordana Bolanos Salas	11/03/2025
Malia Grace Sherred aka Malia Sherred	11/03/2025
Jeongbin Won	11/04/2025
Claire Koyanagi Terada aka Claire Terada	11/05/2025
Phong Bun	11/05/2025
Kristen Marie Edison	11/05/2025
Gregory Leonard Holder aka Greg Holder	11/07/2025
Jaime Andre del Amo	11/10/2025
Kimberly Ann McCotter-Suenaga aka Kimberly McCotter-Suenaga	11/10/2025

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Lisa Harumi Morohoshi-Lee	11/10/2025
aka Lisa Morohoshi-Lee	
Giuseppe Silvestro	11/10/2025
Darrell Wayne Lindsey Jr	11/12/2025
aka Darrell Lindsey	
Maddox Kekai Bristol	11/13/2025
April Lynne Barnes	11/13/2025
aka April Barnes	
Aneta Browne	11/13/2025
Izumi Inomata-Vernon	11/13/2025
Krystal Joyce Agnir Gano	11/14/2025
aka Krystal Gano	
Zachary William Jones	11/14/2025
aka Zachary Jones	
Nathan Charles Straus	11/17/2025
Stefani Ahleena Yonting	11/17/2025
Michael Gena Trusty	11/17/2025
aka Mike Trusty	
Wailana Pomaika'ikupuela'akeamaliekkaleolani Bukoski	11/17/2025
aka Wailana Bukoski	
Tamara Lynne McLean	11/18/2025
Joshua Daniel Hopps	11/19/2025
Gregory Scott Klein	11/19/2025
Alexus Bungula-McCarthy	11/20/2025
aka Lexie Bungula-McCarthy	
Elloise Pearl Andaya	11/20/2025
aka Pearl Andaya	
Justin Michael Favell	11/21/2025
aka Justin Favell	
Whitney Alexandria Pilzer	11/21/2025
aka Whitney Pilzer	
Keiko Nakano Mukawa	11/21/2025
aka Keiko Mukawa	
Britney Lycette Woodberry	11/21/2025
aka Britney Woodberry	
Michelle Gyorgy Serota	11/24/2025
Alexander Schurch Barrett	11/24/2025
aka Alex Barrett	
Gabriella Marie Morea	11/24/2025
aka Gabriella Morea	
Cary Ann Hiltzley	11/24/2025
aka Cary Hiltzley	
Jonathan Oscar Neikirk	11/24/2025
Hiromi Kurokawa	11/25/2025
Matthew Trent Skaggs	11/26/2025
aka Matthew Skaggs	

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Minh Thanh Le	11/28/2025
Karen A Cook	11/28/2025
aka Teasy Cook	
Holly Carroll Noe Shankleton	11/28/2025
aka Holly Shankleton	
Jayna Sueko Yamashita	11/28/2025
aka Jayna Yamashita	
Caitlin Delaney Kerrigan	11/28/2025
Yipeng Bao	11/28/2025
Ryan T Olson	12/01/2025
aka Ryan Olson	
Urimu Ichikawa	12/01/2025
aka U Susanna Ichikawa	
Hannah Joy Froese	12/02/2025
aka Hannah Froese	
Jason Franklin Hinds	12/02/2025
aka Jason Hinds	
Chloe Mahina Value	12/03/2025
aka Chloe Value	

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
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Vybe Realty Group Inc	11/18/2025
dba Vybe Hawaii	
Jayden Summers, PB	

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
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Oceans Realty Group LLC	11/18/2025
Michelle Anne Lynch, PB	

<u>Branch Office</u>	<u>Effective Date</u>
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CF Management, Inc.	12/01/2025
dba RE/MAX Honolulu	

<u>Trade Name</u>	<u>Effective Date</u>
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BHPP LLC	11/13/2025
dba Hawaii Modern Realty	
fka Berkshire Hathaway Home Services Hawaii Realty	

<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
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Yuki Shoji	10/30/2025
nka Yuki Agresti	
fka Yuki Shoji	

Klaire Corinn Cross	11/07/2025
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nka Klaire Corinn Nakoa	
fka Klaire Corinn Cross	
aka Klaire Nakoa	

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fka Klaire Cross
Cherrylle K Roldan-Cadiz 11/25/2025
nka Cherrylle Ku`uipomakamae Pascua
fka Cherrylle K Roldan-Cadiz

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Yukie M L K Pakele	11/07/2025
aka Yukie M L Pakele	
nka Yukie Pakele	
Pamela Joyce Decker	11/26/2025
fka P J Decker	
nka Pamela Joyce Decker	

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Solomon Wolpow Simmers	11/05/2027
John Patrick Herrity	11/06/2027
Raluca Gabriela Fallon	11/07/2027
Christopher Daniel Holt	11/07/2027
Gina Christine Pelaia	11/13/2027
Guadalupe Rangel	11/18/2027
Myrna McAlpin	11/19/2027
Hank Lee Star	11/21/2027
Marina Blythe Davalos	11/24/2027
Emelie Mei Ortiz	12/02/2027

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Solomon Wolpow Simmers	11/05/2027
John Patrick Herrity	11/06/2027
Raluca Gabriela Fallon	11/07/2027
Christopher Daniel Holt	11/07/2027
Gina Christine Pelaia	11/13/2027
Guadalupe Rangel	11/18/2027
Myrna McAlpin	11/19/2027
Hank Lee Star	11/21/2027
Marina Blythe Davalos	11/24/2027
Emelie Mei Ortiz	12/02/2027

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Susie Scribner	11/06/2027
Sophia Yoshie Suzukawa-Tseng	11/06/2027
John Patrick Herrity	11/06/2027
Linda Ann Cobb	11/06/2027
Shaun William Pederson	11/12/2027
Gina Christine Pelaia	11/13/2027
Laura Ashley Pualoke Clagstone	11/14/2027
Lisa Ann Aipa	11/18/2027

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Adam David Vaughn	11/19/2027
Kelly Miwa Mizoguchi-Cerelejia	11/19/2027
Cristina Villarin Graziano	11/20/2027
Ryan Calaunan Nunez	11/20/2027
Marina Blythe Davalos	11/24/2027
Kuupo Summer Valenzuela	11/24/2027
Erick Ricardo Ramirez	11/26/2027
Megan Crystal Kinoshita	11/26/2027
Ikumi Watanabe	12/02/2027
Harmoni Celeste Elliott Akao	12/03/2027

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2026
REAL ESTATE COMMISSION
MEETING SCHEDULE

Laws & Rules Review Committee - 9:00 a.m.	Real Estate Commission 9:00 a.m.
Condominium Review Committee - Upon adjournment of the Laws & Rules Review Committee Meeting	
Education Review Committee - Upon adjournment of the Condominium Review Committee Meeting	
Wednesday, January 7, 2026	Friday, January 23, 2026
Wednesday, February 11, 2026	Friday, February 27, 2026
Wednesday, March 11, 2026	Friday, March 27, 2026
Wednesday, April 8, 2026	Friday, April 24, 2026
Wednesday, May 13, 2026	Friday, May 29, 2026
Wednesday, June 10, 2026	Friday, June 26, 2026
Wednesday, July 8, 2026	Friday, July 24, 2026
Wednesday, August 12, 2026	Friday, August 28, 2026
Wednesday, September 9, 2026	Friday, September 25, 2026
Wednesday, October 7, 2026	Friday, October 23, 2026
Wednesday, November 4, 2026	Friday, November 20, 2026
Wednesday, December 2, 2026	Friday, December 18, 2026

All Real Estate Committee Meeting items will be discussed at Real Estate Commission Meetings until further notice.

Real Estate Commission Meetings will be held in the Queen Liliuokalani Conference Room of the King Kalakaua Building, 335 Merchant Street, First Floor, unless otherwise noted.

Meeting dates, locations and times are subject to change without notice. Please visit the Commission's website at www.hawaii.gov/hirec or call the Real Estate Commission Office at (808) 586-2643 to confirm the dates, times and locations of the meetings. This material can be made available to individuals with special needs. Please contact the Executive Officer at (808) 586-2643 to submit your request.

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 Sakevych, 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 and 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 Ino 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 Kekoa 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:

Miles Ino
Executive Officer

November 26, 2025

Date

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

MI:ls

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

	<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

Salesperson – Individual

	<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 Gkasisalis	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 McKeever-Haglund	10/27/2025
aka Erin McKeever-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	

Brokers – Limited Liability Company (LLC)

Effective Date

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	

Trade Name

Effective Date

Aqua-Aston Hospitality LLC	10/30/2025
dba Aston Vacations	
fka Aqua-Aston Property Management	

Legal Name Change (Individual)

Effective Date

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)

Nelly P Liu	<u>Effective Date</u>
aka Nell Properties	07/29/2025
Laura Keyhani	
aka Laurie Keyhani	10/03/2025
Chante Mele Lin Lamoureux	
aka Chante Lamoureux	10/23/2025

Educational Equivalency Certificate

Maria Lourdes Plante	<u>Expiration Date</u>
Jordan Daniel Lem	10/01/2027
Lian Huang	10/10/2027
Daniel James Lem	10/10/2027
Thomas Richard Higgins	10/13/2027
Rodhelen Nastor Liao	10/15/2027
Talia Abrams	10/15/2027
Gregory Scott Klein	10/17/2027
Joshua Brenner	10/17/2027
Yongmoon Shin	10/20/2027
Greta Hsu Cody	10/21/2027
Michael Jeffery House	10/21/2027
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

Maria Lourdes Plante	<u>Expiration Date</u>
Jordan Daniel Lem	10/01/2027
Daniel James Lem	10/10/2027
Thomas Richard Higgins	10/13/2027
	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

Daniel James Lem	<u>Expiration Date</u> 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

5.

APPROVED APPLICATIONS FOR REAL ESTATE REAL ESTATE COMMISSION MEETING ON DECEMBER 22, 2025

<u>Brokers – Individual</u>	<u>Effective Date</u>
Hanqing Lin aka Mia Lin	10/13/2025
Solomon Isaac Ets-Hokin aka Solomon Ets-Hokin	11/03/2025
Yeokyeong Kang aka Kate Kang	11/06/2025
Megan Elizabeth McDonnell aka Megan McDonnell	11/07/2025
Sean Ross Barnes	11/13/2025
Jayden Alexander Summers aka Jayden A Summers	11/18/2025
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Lois G Martin	10/31/2025
Ian Jebe Morris	10/31/2025
Brielle Mone Perras aka Brielle Perras	10/31/2025
John A Struble aka John Struble	10/31/2025
Mauri Anne Isaac aka Mauri A Isaac	10/31/2025
Ryen Makoto Shimizu aka Ryen Shimizu	11/03/2025
Corinna M K L Oyama	11/03/2025
Carolyn Jean DeMott aka Carrie DeMott	11/03/2025
Saya Nakatomi James aka Saya James	11/03/2025
Yordana Bolanos Salas	11/03/2025
Malia Grace Sherred aka Malia Sherred	11/03/2025
Jeongbin Won	11/04/2025
Claire Koyanagi Terada aka Claire Terada	11/05/2025
Phong Bun	11/05/2025
Kristen Marie Edison	11/05/2025
Gregory Leonard Holder aka Greg Holder	11/07/2025
Jaime Andre del Amo	11/10/2025
Kimberly Ann McCotter-Suenaga aka Kimberly McCotter-Suenaga	11/10/2025
Lisa Harumi Morohoshi-Lee aka Lisa Morohoshi-Lee	11/10/2025
Giuseppe Silvestro	11/10/2025

Darrell Wayne Lindsey Jr	11/12/2025
aka Darrell Lindsey	
Maddox Kekai Bristol	11/13/2025
April Lynne Barnes	11/13/2025
aka April Barnes	
Aneta Browne	11/13/2025
Izumi Inomata-Vernon	11/13/2025
Krystal Joyce Agnir Gano	11/14/2025
aka Krystal Gano	
Zachary William Jones	11/14/2025
aka Zachary Jones	
Nathan Charles Straus	11/17/2025
Stefani Ahleena Yonting	11/17/2025
Michael Gena Trusty	11/17/2025
aka Mike Trusty	
Wailana Pomaika'ikupuela'akeamaliekaolelani Bukoski	11/17/2025
aka Wailana Bukoski	
Tamara Lynne McLean	11/18/2025
Joshua Daniel Hopps	11/19/2025
Gregory Scott Klein	11/19/2025
Alxus Bungula-McCarthy	11/20/2025
aka Lexie Bungula-McCarthy	
Elloise Pearl Andaya	11/20/2025
aka Pearl Andaya	
Justin Michael Favell	11/21/2025
aka Justin Favell	
Whitney Alexandria Pilzer	11/21/2025
aka Whitney Pilzer	
Keiko Nakano Mukawa	11/21/2025
aka Keiko Mukawa	
Britney Lycette Woodberry	11/21/2025
aka Britney Woodberry	
Michelle Gyorgy Serota	11/24/2025
Alexander Schurch Barrett	11/24/2025
aka Alex Barrett	
Gabriella Marie Morea	11/24/2025
aka Gabriella Morea	
Cary Ann Hiltsley	11/24/2025
aka Cary Hiltsley	
Jonathan Oscar Neikirk	11/24/2025
Hiromi Kurokawa	11/25/2025
Matthew Trent Skaggs	11/26/2025
aka Matthew Skaggs	
Minh Thanh Le	11/28/2025
Karen A Cook	11/28/2025
aka Teasy Cook	
Holly Carrol Noe Shankleton	11/28/2025
aka Holly Shankleton	
Jayna Sueko Yamashita	11/28/2025
aka Jayna Yamashita	
Caitlin Delaney Kerrigan	11/28/2025
Yipeng Bao	11/28/2025

Ryan T Olson aka Ryan Olson	12/01/2025
Urimu Ichikawa aka U Susanna Ichikawa	12/01/2025
Hannah Joy Froese aka Hannah Froese	12/02/2025
Jason Franklin Hinds aka Jason Hinds	12/02/2025
Chloe Mahina Value aka Chloe Value	12/03/2025
 <u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Vybe Realty Group Inc dba Vybe Hawaii Jayden Summers, PB	11/18/2025
 <u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Oceans Realty Group LLC Michelle Anne Lynch, PB	11/18/2025
 <u>Branch Office</u>	<u>Effective Date</u>
CF Management, Inc. dba RE/MAX Honolulu	12/01/2025
 <u>Trade Name</u>	<u>Effective Date</u>
BHPP LLC dba Hawaii Modern Realty fka Berkshire Hathaway Home Services Hawaii Realty	11/13/2025
 <u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Yuki Shoji nka Yuki Agresti fka Yuki Shoji	10/30/2025
Klaire Corinn Cross nka Klaire Corinn Nakoa fka Klaire Corinn Cross aka Klaire Nakoa fka Klaire Cross	11/07/2025
Cherrylle K Roldan-Cadiz nka Cherrylle Ku`uipomakamae Pascua fka Cherrylle K Roldan-Cadiz	11/25/2025
 <u>License Name Change (Individual)</u>	<u>Effective Date</u>
Yukie M L K Pakele aka Yukie M L Pakele nka Yukie Pakele	11/07/2025
Pamela Joyce Decker fka P J Decker nka Pamela Joyce Decker	11/26/2025

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Solomon Wolpow Simmers	11/05/2027
John Patrick Herrity	11/06/2027
Raluca Gabriela Fallon	11/07/2027
Christopher Daniel Holt	11/07/2027
Gina Christine Pelaia	11/13/2027
Guadalupe Rangel	11/18/2027
Myrna McAlpin	11/19/2027
Hank Lee Star	11/21/2027
Marina Blythe Davalos	11/24/2027
Emelie Mei Ortiz	12/02/2027

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Solomon Wolpow Simmers	11/05/2027
John Patrick Herrity	11/06/2027
Raluca Gabriela Fallon	11/07/2027
Christopher Daniel Holt	11/07/2027
Gina Christine Pelaia	11/13/2027
Guadalupe Rangel	11/18/2027
Myrna McAlpin	11/19/2027
Hank Lee Star	11/21/2027
Marina Blythe Davalos	11/24/2027
Emelie Mei Ortiz	12/02/2027

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Susie Scribner	11/06/2027
Sophia Yoshie Suzukawa-Tseng	11/06/2027
John Patrick Herrity	11/06/2027
Linda Ann Cobb	11/06/2027
Shaun William Pederson	11/12/2027
Gina Christine Pelaia	11/13/2027
Laura Ashley Pualoke Clagstone	11/14/2027
Lisa Ann Aipa	11/18/2027
Adam David Vaughn	11/19/2027
Kelly Miwa Mizoguchi-Cerelejia	11/19/2027
Cristina Villarin Graziano	11/20/2027
Ryan Calaunan Nunez	11/20/2027
Marina Blythe Davalos	11/24/2027
Kuuipo Summer Valenzuela	11/24/2027
Erick Ricardo Ramirez	11/26/2027
Megan Crystal Kinoshita	11/26/2027
Ikumi Watanabe	12/02/2027
Harmoni Celeste Elliott Akao	12/03/2027