

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=ivHlwm7OYnQ>

Date: December 22, 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
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
Kedin Kleinhans, Senior Condominium 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
Colleen Mar, Office Assistant
Tammy Norton, Administrative Assistant
Lucian Saikevych, Recording Administrative Assistant

Others: Lila Mower
Raelene Tenno
Gregory Misakian

Absent: Russell Kyono, Broker/Kauai Commissioner

Call to Order: The Chair called the meeting to order at 9:08 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.

Commissioner Kyono was excused from the meeting. Prior notification of his non-attendance was received.

Executive Officer's
Report:

Executive Officer Iino 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.

Real Estate Commission meeting schedule for 2026

The 2026 Real Estate Commission meeting schedule was distributed. It was requested that Commissioners inform staff as soon as possible should there be any conflicts.

Minutes of Previous Meeting

Upon a motion by Commissioner Andrews, seconded by Commissioner Goodale, it was voted on and unanimously carried to accept the minutes of the November 21, 2025 meeting as well as the Real Estate Commission meeting schedule for 2026.

Committees and
Program of Work:

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 she finished the review but still needs to consult with Senior Condominium Specialist Kleinhans and Condominium Specialist Choy on the matter.

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/>

Senior Condominium Specialist Kleinhans informed the Commission that Act 43, SLH 2024 required LRB to conduct a study on how other states approach condominium subjects. Act 43 appropriated \$150,000.00 out of the CETF fund and \$200,000.00 from the State general fund to conduct the study. The RAND

Corporation was procured for and contracted to conduct the study for a total of \$308,739.00. Any unused contract amount will be credited back to the CETF fund by June 30, 2026. The unused contract amount will be monitored to ensure any amount is credited back to the CETF fund. The Rand Corporation completed the study in November 2025 and their findings were forwarded to the Condominium Property Regime Task Force which was established by Act 189, SLH 2023, for discussion on any appropriate action regarding legislation.

Vice Chair Senter asked why the study chose jurisdictions that have real estate ombudsman programs.

Senior Condominium Specialist Kleinhans indicated that the task force determined the jurisdictions.

Commissioner Andrews asked whether the study discussed anything applicable to the State of Hawaii.

Senior Condominium Specialist Kleinhans mentioned that the purpose of the study was for the task force to evaluate and discuss any appropriate legislation that would address Hawaii condominium governance.

Commissioner Goodale asked what the timeframe was for the task force to evaluate and act accordingly regarding the study.

Senior Condominium Specialist Kleinhans responded by saying that no date has been finalized yet. He also mentioned that the 2026 Hawaii State Legislature session is fast approaching, which could impact how fast the task force can compile legislation.

Commissioner La Costa asked whether there was a forum available if anyone had questions regarding the study.

Senior Condominium Specialist Kleinhans indicated that the task force meeting is a sunshine law meeting and questions can be addressed at that time.

Commissioner Abe wanted to confirm whether just three out of the five states in the study had an ombudsman program.

Senior Condominium Specialist Kleinhans indicated that three of the five states had an ombudsman program, however, he mentioned that each ombudsman program have different authorities.

Commissioner Goodale asked whether the members of the task force will remain or whether there will be new members added.

Senior Condominium Specialist Kleinhans responded no changes to his knowledge.

Commissioner Abe asked whether the RAND corporation will address follow up questions to their study.

Senior Condominium Specialist Kleinhans indicated that follow up questions were not part of the solicitation and contract with the RAND corporation.

Commissioner La Costa asked whether the Commission could be emailed the date(s) of the task force meeting(s) when it does become available. Senior Condominium Specialist Kleinhans responded yes.

Chair Yamane instructed the Commissioners if they had any more questions about the study to email the condominium specialists.

Executive Officer Ino indicated that the Commissioners can send their questions to the HIREC@dcca.hawaii.gov email address.

Chair Yamane addressed Lila Mower's request to present testimony on the agenda item.

Lila Mower introduced herself as a member of the Condominium Property Regime Task Force that met in 2023. The task force received the RAND corporation study link on December 1, 2025. On or around December 15, 2025, Ms. Mower emailed the chair of the task force asking when the task force can meet. According to Ms. Mower, the chair suggested that the task force meet in the first two weeks of January 2026. Ms. Mower suggested to the chair that the task force meet in the first week of January 2026 because of the pending upcoming legislative deadlines and that the task force have subsequent meetings to review proposals before they are made. The task force members term expires at the end of June 2026. She expressed concern that the task force should meet as soon as they can and request that the Real Estate Commission urge the task force to meet as soon as possible due to all of the legislative deadlines. Ms. Mower said that the amount spent on the study was disappointing and wanted to know how the funds were used to fund the study. According to the study, 120 stakeholders were interviewed for the study, Ms. Mower questioned why the study took so long to produce and cost so much when 120 stakeholders were interviewed. Ms. Mower referred to past studies that were commissioned that came to the same conclusion as the current study and was wondering what the worth of this study was. Ms. Mower reiterated that she wished the funding for the study was used "wisely, that the study was broader, that it came to better conclusion, that time was used better."

Commissioner Abe asked Ms. Mower whether the current members of the task force terms will be extended.

Ms. Mower responded that it would be a decision made by the legislature.

Chair Yamane addressed Gregory Misakian's request to present testimony on the agenda item.

Gregory Misakian introduced himself as a condo owner and a member of the board of directors of his condo association. Mr. Misakian said that he was "stunned" to hear the cost of the study and that when he first read the report his first impression was that it could be "AI generated." He said that he was originally from Massachusetts and is familiar with some of the state's condominium law and lived in California for 24 years, 11 of those years he lived in a condominium. Mr. Misakian mentioned that he had knowledge of the Davis-Stirling Act, as a result of navigating through various condominium issues in the State of California. He expressed the urgency for Hawaii to get an ombudsman during the upcoming legislative session. Mr. Misakian commented on the abundance of lawyers in the State of California and their reluctance to have an ombudsman because of the smaller fees lawyers can charge. He encouraged that the task force chair be replaced because of what he

perceived as the chair's lack of support for an ombudsman program. Mr. Misakian ended by expressing the importance and urgency of advocating for an ombudsman this upcoming legislative session.

Commissioner Andrews asked Mr. Misakian is it because the lawyers in California "pushed back" that is the reason why the state does not have ombudsman services.

Mr. Misakian responded yes, they lobbied against it. He also mentioned the condominium services that were once provided by the California Attorney General's Office that he observed were not provided anymore. Mr. Misakian again commented on the abundance of lawyers and in his view their reluctance to have an ombudsman because of the smaller fees lawyers can charge.

Education Review Committee

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 and left the room.

Vice Chair Senter remarked that she wanted to make it clear to the Commissioners that what should just be assessed is the prelicense instructor application itself, not impacted by any specific course. Due to legal questions to confer with the Deputy Attorney General, Vice Chair Senter recommended that the application be taken under advisement.

Commissioner Emery moved, seconded by Commissioner La Costa to take the prelicense education instructor application of Lindsey Lisa Myeni under advisement and move 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 La Costa, seconded by Commissioner Abe, it was voted on and unanimously carried to move out of executive session.

Chair Yamane returned to the meeting.

Commissioner Emery moved to approve the prelicense education instructor application for salesperson and broker curriculum of Lindsey Lisa Myeni. Commissioner Abe seconded the motion. Commissioner La Costa abstained. Commissioners Love, Andrews, Goodale and Senter voted aye. Chair Yamane was recused. The motion passed.

Upon a motion by Commissioner La Costa, seconded by Commissioner Andrews, it was voted on and unanimously carried to ratify the December 22, 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.

Due to the nature of the conversation regarding the applicants and phone conversation with Joshua H. Gordon, it was recommended by Chair Yamane that the meeting be taken into executive session.

Licensing –
Applications:

Upon a motion by Chair Yamane, seconded by Commissioner La Costa, it was voted on and unanimously carried to move the licensing application discussion to 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 Emery, seconded by Commissioner Goodale, it was voted on and unanimously carried to move out of executive session.

Bret Grow

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 Bret Grow, pursuant to section 436B-19, Hawaii Revised Statutes, subject to the following conditions:

1. That the Applicant comply with the terms and conditions of the Assurance of Voluntary Compliance (AVC) including but not limited to complying with all professional and vocational licensing laws, rules, and other requirements for a term of three (3) years. Noncompliance shall be grounds for revocation of license.
2. That the Applicant shall disclose a copy of the AVC document to his current and any new hiring or associating broker.
3. 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.
4. 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.

5. 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.
6. 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 submitting a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attach the signed conditional letter by the new PB may result in disciplinary action.
7. That the satisfaction of the Applicant from said conditions shall not change any terms of the conditional license.
8. That upon satisfaction of the aforementioned conditions, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

Joshua H. Gordon

Upon a motion by Commissioner Emery, seconded by Commissioner Abe it was voted on and unanimously carried to approve the real estate salesperson license application of Joshua H. Gordon.

Next Meeting: Friday, January 23, 2026

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 10:40 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

January 5, 2026

Date

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

MI:ls

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 aka Darrell Lindsey	 11/12/2025
Maddox Kekai Bristol	11/13/2025
April Lynne Barnes aka April Barnes	11/13/2025

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

Equivalency to Uniform Section of Examination Certificate

Expiration Date

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

Real Estate Broker Experience Certificate

Expiration Date

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