

**CONDOMINIUM REVIEW COMMITTEE**  
REAL ESTATE COMMISSION  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

MINUTES OF MEETING

The agenda for this meeting was filed with the Office of the Lieutenant Governor as required by Section 92-7(b), Hawaii Revised Statutes.

Date: March 8, 2017

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.

Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Present: Laurie A. Lee, Chair, Broker / Honolulu Commissioner  
Bruce Faulkner, Vice Chair, Broker / Maui Commissioner  
Nikki Senter, Public / Honolulu Commissioner  
Rowena Cobb, Broker / Kauai Commissioner  
Aileen Wada, Broker / Honolulu Commissioner  
Aleta Klein, Broker / Honolulu Commissioner  
Sean Ginoza, Broker / Hilo Commissioner

Neil Fujitani, Supervising Executive Officer  
Miles Ino, Executive Officer  
Carole Richelieu, Senior Condominium Specialist  
Diane Choy Fujimura, Senior Real Estate Specialist  
David Grupen, Real Estate Specialist  
Shari Wong, Deputy Attorney General  
Tammy Norton, Recording Secretary

Others: Abe Lee, Abe Lee Seminars

Absent: Scott Arakaki, Public / Honolulu Commissioner  
Michael Pang, Broker / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:43 a.m., at which time quorum was established.

The Chair announced that the Commission may move into executive session to consider and evaluate personal information relating to individuals applying for licensure in accordance with Section 92-5(a)(1), HRS, and/or to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

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

Condominium  
 Specialist's  
 Report:

**Minutes**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Senter, it was voted on and unanimously carried to accept the minutes of the February 8, 2017 Condominium Review Committee meeting as circulated.

Condominium  
 Governance and  
 Management:

**AOUO Registrations**

Specialist Richelieu reported that as of February 28, 2017, 1,695 AOUs have successfully registered.

**Condominium Seminars and Symposium**

CAI Hawaii "Meet the Experts" February 9, 2017 seminar evaluation – Seminar evaluations completed by Specialist Richelieu and Commissioner Klein were distributed for informational purposes.

Real Estate Commission and CAI Hawaii Presents "Condorama"

The Real Estate Commission in conjunction with the Community Associations Institute Hawaii Chapter will be offering a free condominium educational program for condominium owners. The Condorama will be held on Saturday, April 8, 2017, from 9 to 11:30 am at the Hawaii State Capitol Auditorium.

**Educational Calendar**

Real Estate Branch staff will be participating in the following educational offerings: National Consumer Protection Week at DCCA - March 8, 2017, and Hawaii Buildings, Facilities and Property Management Expo 2017 at the Neal Blaisdell Center - March 8-9, 2017.

**Case Law Review**

The following were distributed for informational purposes: AOAO Century Center v. An, Hawaii Supreme Court, December 8, 2016; McCoy et al. v. Bovee et al., Georgia Supreme Court, February 6, 2017; and Rogers Townsend & Thomas, PC v. Stephen H. Peck, Thomas Moore, and Community Management Group, LLC, South Carolina Supreme Court, February 22, 2017.

Condominium  
 Project  
 Registration:

**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of February 2017 was distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTALREPORT	DATE
7960	143 & 143-A PAUAHILANI PLACE	143 & 143-A PAUAHILANI PL KAILUA HI 96734	142054002	2 B REPT	2/22/2017
7862	1720 E AND 1720 E1 PALOLO AVENUE	1720 E PALOLO AVE HONOLULU HI 96816	133047037	2 B AMEND	2/14/2017
7944	3996 AND 3996A HOKU AVENUE	3996 AND 3996A HOKU AVE HONOLULU HI 96816	133012010	2 B REPT	2/1/2017

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7954	934 PUNAHOU STREET	934 PUNAHOU ST HONOLULU HI 96814	123025007	4	B REPT	2/7/2017
7945	BLUE MAKAI CONDOMINIUM	LOT 9 MAKILA RNCHESES - PH 1 LAHAINA HI 96761	247013009	3	B REPT	2/13/2017
7948	HALOA AT HO'OPILO	KEAHUMOA PKWY & MAUNAKAPU KAPOLEI HI 96707	191017072	140	B REPT	2/9/2017
7963	KA MILO AT MAUNA LANI PHASE 16	68-1122 NORTH KANIKU DRIVE KOHALA COAST HI 96743	368022041	8	B REPT	2/27/2017
7920	KAMAKA HALE	825 & 827 KAMAKA LN HONOLULU HI 96817	117041014	2	B REPT	2/27/2017
7890	KAPIOLANI RESIDENCE	1631 KAPIOLANI BLVD HONOLULU HI 96814	123041009	489	B AMEND	2/14/2017
7653	KEALA O WAILEA	55 WAILEA GATEWAY PL WAILEA HI 96753	221028001	70	B AMEND	2/13/2017
7919	KINAU TERRACE VILLAGE	1028, 1028A & 1028B KINAU ST HONOLULU HI 96814	124013060	3	B REPT	2/1/2017
7953	LOT 41 BURNS ROAD CONDOMINIUM	LOT 190 (PORTION) BURNS RD HAIKU HI 96708	228001041	2	B REPT	2/1/2017
7952	LOT 97 BURNS ROAD CONDOMINIUM	LOT 195 (PORTION) BURNS RD HAIKU HI 96708	228001097	2	B REPT	2/27/2017
7950	MONTE VIEW	1550,1552 & 1554 MONTE ST HONOLULU HI 96819	113036051	3	B REPT	2/9/2017
7575	PARK LANE	1388 ALA MOANA BLVD HONOLULU HI 96814	123038013	215	B AMEND 4	2/14/2017
7820	PARK LANE (PHASE 2)	1388 ALA MOANA BLVD HONOLULU HI 96814	123038013	6	B AMEND	2/14/2017
7894	POHAKALA AT MEHANA	KAKALA ST & KAMAHAHA ST KAPOLEI HI 96707	191160051	127	B AMEND	2/28/2017
7733	STARRY HEIGHTS CONDOMINIUM	93 LAHAOLE PL KAHAKULOA HI 96793	231007021	2	B AMEND	2/16/2017
7898	STEEL BRIDGE ESTATES	6441 PULANA ST WAILUA HI 96746	442006119	2	B REPT	2/1/2017
7899	TK RESORT CONDOMINIUM	ALA `OLI WAY LIHUE HI 96766	435001216	50	B AMEND	2/16/2017
7902	TURTLE BEACH WAVE CONDOMINIUM	68-355 CROZIER DR WAIALUA HI 96791	168005010	2	B REPT	2/3/2017
7452	WAI`ULA`ULA AT MAUNAKEA RESORT (THE EMERALD UNITS)	68-3200 AMAUI PL KAMUELA HI 96741	362013013	24	SUPPL	2/7/2017

0	Preliminary Reports
0	Contingent Final Reports
0	Final Reports
1	Supplementary Reports
13	B Reports
8	B Amendment Reports
22	TOTAL REPORTS

Program of Work: **Education and Referral**

Real Estate Branch staff participated in the UH Saves Day 2017 event on February 22, 2017 at the University of Hawaii. Staff answered questions and provided consumers with condominium informational brochures.

**Interactive Participation with Organizations**

Condominium Specialists Richelieu and Stone attended the Community Associations Institute Law Seminar in January. A copy of their written report was distributed for informational purposes.

**Consumer Education**

New brochures entitled "Owners Welcome" and "Thinking of Buying a Condominium" have been posted to the Commission's website.

Postcard Procurement – Per the Committee's direction, staff procured for a postcard mailing to inform all condominium owners of the Real Estate Branch contact information. A sample of the postcard was circulated for the Commissioner's information. Postcards will be distributed at educational events, through real estate brokers for prospective purchasers, and distributed to condominium associations.

Condominium  
Organizations Forum:

None.

Next Meeting:

April 12, 2017  
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Adjournment:

With no further business to discuss, the Chair adjourned the meeting at 9:57 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

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Carole R. Richelieu  
Senior Condominium Specialist

March 13, 2017

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Date

Minutes approved as is.

Minutes approved with changes; see minutes of \_\_\_\_\_

CRR:tn/