

CONDOMINIUM REVIEW COMMITTEE
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 filed with the Office of the Lieutenant Governor as required by Section 92-7(b), Hawaii Revised Statutes.

Date: April 12, 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
Scott Arakaki, Public / 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
Benedyne Stone, Condominium Specialist
Dathan Choy, Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
David Grupen, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Keone Ball, Carol Ball School of Real Estate
Kamalani Rodrigues, Honolulu Board of REALTORS®
Jan Kaeo, Dale Carnegie Training

Absent: Michael Pang, Broker / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:38 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.

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

Condominium
Specialist's
Report:

Minutes

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

Condominium
Governance and
Management:

AOUO Registrations

Specialist Stone reported that as of March 31, 2017, 1,702 AOUOs have successfully registered for the period July 1, 2015, to June 30, 2017.

The 2017-2019 AOUO re-registration went live at aouo.ehawaii.gov on Monday, April 3, 2017. Registration deadline is May 31, 2017.

CETF Fee Reduction

It was reported that although the CETF fee reduction was approved by the Condominium Review Committee on February 8, 2017, the request was denied by the department at this time with the possibility of resubmitting after the legislative session. Staff noted that the fee reduction, if approved at a later date, would not take effect until the 2019-2021 reregistration.

Condominium Seminars and Symposium

CAI Hawaii "Aging Buildings, Aging Residents" March 9, 2017 evaluations – evaluations submitted by Commissioner Klein and Specialist Richelieu who monitored the seminar on behalf of the Commission.

CAI Hawaii "Meet the Experts" seminars in Kona February 16, 2017, and Maui February 17, 2017, were cancelled due to insufficient registrations. Commissioners suggested other means of providing the educational seminars on the neighbor islands.

SEO Fujitani noted that the Commission does host on its site clips from seminars subsidized through CAI Hawaii.

Video RFP solicitations - cancelled March 15, 2017. Two quotes were received. One was extremely high in cost, and the other had no previous experience and expected the Commission to provide the content.

Commissioner Arakaki inquired about the status of the postcard distribution.

SEO Fujitani responded that staff is working on first distributing the postcards to owners of self-managed associations and will be working with the management companies to distribute to those registered associations which they manage.

Commissioner Arakaki also suggested marketing the neighbor island outreach meetings via radio announcements, media information, etc.

SEO Fujitani responded that prior to the Commission holding its monthly meetings on a neighbor island, staff mails notices to all interested parties including legislators, Governor's Liaison, the Mayor, County offices, Board of Realtors office,

condominium associations, developers' attorneys, schools, providers, and instructors. The department also issues a press release to all media outlets informing them of the upcoming neighbor island meetings. The meeting agendas are also posted on the Commission's website and the State of Hawaii calendar.

Start-up Kit for New AOUOs

Staff is currently updating the information and providing kits to newly registered association of unit owners.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

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

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNITS	REPORT	DATE
7975	94-332 KAHUALENA STREET	94-332 & 94-332A KAHUALENA ST WAIPAHU HI 96797	194045053	2	B REPT	3/22/2017
7977	99-049 KUPONO PLACE	99-049 & 99-051 KUPONO PL AIEA HI 96701	199018015	2	B REPT	3/29/2017
7969	AINA MALUHIA	5295 KALNIANAOLE HIGHWAY HONOLULU HI 96821	136002002	3	B REPT	3/6/2017
5988	ALI'I RANCH ESTATE II	LOT 9-A POO RD WAILUA HI	442022029	2	SUPPL	3/24/2017
7941	KAHUAAILANI VILLA	94-1017, A, B & C KAHUAAILANI ST WAIPAHU HI 96797	194026043	4	B REPT	3/10/2017
7985	KAMANI AT KEHALANI (PHASE 5)	OMA'OMA'O STREET WAILUKU HI 96793	235001090	26	B REPT	3/30/2017
7832	KANIELA ESTATES	LOT 16 ANUENUE RD LAWAI HI 96765	425007017	2	B REPT	3/29/2017
7958	KEIKO OCEANVIEW ESTATES	51-319 A AND 51-319 B KEIKO RD KAAAWA HI 96730	151002040	2	B REPT	3/23/2017
7768	LAULE'A KAI ESTATES	499 KEALAHOU ST HONOLULU HI 96825	139082064	7	B AMEND	3/16/2017
7978	LEI PAUKU AT HOAKALEI, INCR 5	19-2220 KAIWAWALO STREET EWA BEACH HI 96706	191134061	16	B REPT	3/24/2017
7946	LOERO HALES	3274 A AND 3274 B HUAKA PL LAWAI HI 96765	426013040	2	B REPT	3/29/2017
7951	LOT 40 BURNS ROAD CONDO	LOT 190 (PORTION) BURNS RD HAIKU HI 96708	228001040	2	B REPT	3/9/2017
7967	MAHANALU NUI LOT 41-A-13 CONDO	LOT 41-A-13 MAHANALUA LAHAINA HI 96761	247010022	2	B REPT	3/9/2017
7706	MANAWA AT MEHANA	1051 KAKALA ST & 458 MANAWAI ST KAPOLEI HI 96707	191160038	92	B AMEND	3/29/2017
7817	NALO ROADS BUNGALOWS	3389A ALO RD KOLOA HI 96756	428027023	3	B AMEND	3/23/2017
7780	NIU VALLEY CENTER	549 HALEMAUMAU ST HONOLULU HI 96821	137010053	15	B AMEND	3/29/2017
7955	PILI MAI PO'IPU (PHASE 5)	2611 KAIHUNA PLANTATION DR. KOLOA HI 96756	428014033	13	B REPT	3/16/2017
7576	SUGAR MILL 557	94-557 KOALEO ST WAIPAHU HI 96797	194035090	2	B AMEND	3/9/2017
7639	THE RESIDENCE OF LAULEA (PH 1)	68-1210 S KANIKU DR KAMUELA HI 96743	368022024	17	B AMEND 2	3/14/2017
7962	THE RESIDENCE OF LAULEA (PH 2)	68-1210 SOUTH KANIKU DR KAMUELA HI 96743	368022024	6	B REPT	3/10/2017
7968	WOODLAWN	3502 WOODLAND DR & 3475 ALANI HONOLULU HI 96822	129047013	2	B REPT	3/17/2017

0	Preliminary Reports
0	Contingent Final Reports
0	Final Reports
1	Supplementary Reports
14	B Reports
6	B Amendment Reports
21	TOTAL REPORTS

Program of Work: **Education and Referral**

Staff has or will be participating in the following outreach education: April 5, 2017 – DCCA Financial Literacy Fair (Honolulu); April 22, 2017 - 3rd Annual Family Financial Literacy Expo (Kapolei).

Consumer Education

The Real Estate Commission and CAI Hawaii provided a free educational program for condominium owners which was held on Saturday, April 8, 2017, in the State Capitol Auditorium. Topics included Rights and Duties of Directors, Rights and Duties of Owners, Reserves, Effective Rule Making, and Condominium Insurance. There were approximately 75 attendees, most of whom were first time attendees and provided mostly positive evaluations. CAI Hawaii was instrumental and provided great assistance to the Commission, including providing the speakers for the successful seminar. The staff from the Speaker of the House and the Sergeant-at-Arms offices were also very helpful to the Real Estate Branch in preparing for the seminar. A full written report will be provided at the next meeting.

SEO Fujitani thanked Specialist Stone who led the Branch on this program.

Technology Program and Website

Staff has worked on reorganizing the publications section of the Commission's website (www.hawaii.gov/hirec) for ease of navigation. Commission produced educational brochures may be downloaded from the website.

Condominium Organizations Forum: No comments, recommendations or concerns were received.

Next Meeting: May 10, 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 10:04 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

April 18, 2017

Date

Minutes approved as is.
 Minutes approved with changes; see minutes of _____