

**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: December 6, 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  
Michael Pang, Broker / Honolulu Commissioner  
Aleta Klein, Broker / Honolulu Commissioner  
Sean Ginoza, Broker / Hawaii Island 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: None.

Absent: None.

Call to Order: The Chair called the meeting to order at 9:20 a.m., at which time quorum was established.

Chair's Report: No report was presented.

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.

Condominium  
Specialist's  
Report:

#### **Additional Distribution**

The following materials were distributed prior to the start of the meeting:

4. CPR Registration and Developer's Public Reports - November 2017

Minutes:

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

Condominium  
Governance and  
Management:

#### **AOUO Registrations**

Specialist Stone reported that as of November 30, 2017, 1,435 AOUOs have successfully registered.

#### **Condominium Seminars and Symposium**

A copy of the November 4, 2017 Condorama report was distributed for informational purposes. CAI Hawaii, the procured provider of the Condorama, organized the event and speakers. Lance Fujisaki discussed dos and don'ts of association contracts, Kanani Kaopua spoke on keeping communications open, and Sue Savio spoke on insurance.

There were approximately 68 attendees. An additional 38 individuals registered for the Condorama but did not attend. There was concern that there may be some disruption in traffic with freeway closures due to the President of the United States traveling on Oahu during that time.

'Olelo was unable to tape the Condorama due to an event on the same day organized by 'Olelo. Specialist Choy videoed the event, and posted it to YouTube and the Commission's website. Condorama handouts have also been posted to the Commission's website.

The seminar was offered in the State Capitol Auditorium. There were some lighting issues which the Department of Accounting and General Services were previously made aware of. Some participants were unaware that the Auditorium was located in the basement. Should we offer a future Condorama at the State Capitol Auditorium, staff will ensure that the location is indicated.

Staff further reported that there seemed to be more first-time attendees, young couples, and first-time purchasers at the event who were very serious about receiving information and being educated.

#### **Condominium Related Articles**

The November 2017 issue of the Hawaii Bar Journal entitled "Challenges to Condominium Self-Governance" was distributed for informational purposes.

**Condominium Project Registration - Public Reports Issued**

Project Registration: A list of those condominium projects issued effective dates during the month of November 2017 was distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT	DATE
8029	'A`ALI`I	987 QUEEN ST HONOLULU HI 96814	132002067	752	B AMEND	11/13/2017
8073	'AKOKO AT HO`OPILI	IWI KUAMOO ST KAPOLEI HI 96707	191017072	124	B REPT	11/9/2017
7910	142-C & 142-D MALUNUI AVENUE	142-C & 142-D MALUNUI AVE KAILUA HI 96734	143032002	2	B AMEND	11/27/2017
8084	1870 PAULA DRIVE	1870 & 1870A PAULA DR HONOLULU HI 96816	133021046	2	B REPT	11/9/2017
8058	2049 PUU PLACE	2049 PUU PL WAHIAWA HI 96786	175014041	2	B REPT	11/7/2017
8082	314 & 314A ILIWAI DRIVE	314 & 314A ILIWAI DR WAHIAWA HI 96786	174021048	2	B REPT	11/20/2017
8011	HUI KUAI AINA O PEAHI I	4907 HANA HWY HAIKU HI 96708	228006002	2	B AMEND	11/24/2017
7985	KAMANI AT KEHALANI (PHASE 5)	OMAOMAO ST WAILUKU HI 96793	235001090	26	B AMEND	11/3/2017
8090	KAMANI AT KEHALANI (PHASE 5B)	OMAOMAO ST WAILUKU HI 96793	235001090	14	B REPT	11/24/2017
8069	KAMEHAMEIKI CONDOMINIUM	LOT A, LOT 25 KAMEHAMEIKI- KULA HI 96790	223001043	2	B REPT	11/6/2017
7997	KAWAIHAPAI FARMS I	68-670 FARRINGTON HWY WAIALUA HI 96791	168003009	58	B REPT	11/15/2017
8076	KIHEI VIEW ESTATES	6230 KIHEI RD KAPAA HI 96746	441015046	2	B REPT	11/3/2017
8032	MAKANA HALE MANOA	3005 KALAWAO ST HONOLULU HI 96822	129025015	8	B AMEND	11/27/2017
8070	PALOLO HIGHLAND ESTATES	1919 10TH AVE HONOLULU HI 96816	133036033	4	B REPT	11/2/2017
8067	PE`E ROAD I CONDOMINIUM	1708 PEE RD KOLOA HI 96756	428020030	2	B REPT	11/2/2017
6480	SCHNEIDER MAKUA VIEW ESTATES	819 B, C & D ONEAWA ST KAILUA HI 96734	143068076	3	B AMEND	11/2/2017
8065	VALLEY VIEW HALE	2325 & 2325A AHE ST HONOLULU HI 96816	134003044	2	B REPT	11/2/2017
8036	WAIALUA BEACH HALE	66-284 WAIALUA BEACH RD WAIALUA HI 96712	166020007	5	B REPT	11/20/2017
0	<b>Preliminary Reports</b>					
0	<b>Contingent Final Reports</b>					
0	<b>Final Reports</b>					
0	<b>Supplementary Reports</b>					
12	<b>B Reports</b>					
6	<b>B Amendment Reports</b>					
18	<b>TOTAL REPORTS</b>					

Program of Work: **Education and Referral**

Staff will be providing educational outreach at the following programs: BIA-Hawaii Home Building & Remodeling Show 2018 1/26-28/18; and 2018 Hawaii Buildings, Facilities & Property Management Expo 3/7-8/18.

**Rulemaking, Ch. 119 – written comments requested by November 20, 2017**

Comments were received from Commissioner Arakaki, John Morris, Dale Armstrong, and Rodd Yano.

**Records Management**

The Real Estate Branch will be proceeding on its own to utilize archives per the Real Estate Commission retention policy.

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

Next Meeting: Wednesday, January 10, 2018  
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:30 am  
REALTORS® Association of Maui  
441 Ala Makani Place  
Kahului, **MAUI**

Adjournment: With no further business to discuss, the Chair adjourned the meeting at 9:30 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

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Carole R. Richelieu  
Senior Condominium Specialist

December 7, 2017

\_\_\_\_\_  
Date

Minutes approved as is.  
 Minutes approved with changes; see minutes of \_\_\_\_\_  
CRR:tn/