

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: January 10, 2018

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:30 a.m.

Place: REALTORS® Association of Maui
441 Ala Makani Place
Kahului, Maui

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 / Hawaii Island Commissioner

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

Others: Wayne Cober, Soleil Management
Gerald Enriques, Regulated Industries Complaints Office
Brett Fahnstock, Peake & Levoy
Cassandra Abdul, Na Hale O Maui
Terrie Elikor, Pono Palms

Absent: Michael Pang, Broker / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:36 a.m., at which time quorum was established.

Chair's Report: Chair Lee thanked the REALTORS Association of Maui for use of their facilities for today's meetings and wished everyone a happy new year.

It was 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 Minutes

Upon a motion by Commissioner Faulkner, seconded by Commissioner Klein, it was voted on and unanimously carried to accept the minutes of the December 6, 2017 Condominium Review Committee meeting as circulated.

Condominium Governance and Management:

AOUO Registrations

Specialist Richelieu reported that as of December 31, 2017, 1,460 AOUOs have successfully registered.

Case Law Review Program

The following were distributed for informational purposes: Weber et al. v. Board of Directors of the Laurel Oaks Association et al., Pennsylvania, November 13, 2017; Ridgepoint Rentals, LLC v. McGrath, CAI summary, December 2017; The Estates at Prairie Ridge Homeowners Association v. Korth et al., Nebraska, December 1, 2017.

Condominium Seminars and Symposium

CAI Hawaii seminar "Effective Annual & Board Meetings," to be offered on February 1, 2018.

Condominium Project Registration:

Condominium Project Registration - Public Reports Issued

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

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT	DATE
8047	1353 OLINO STREET	1353 & 1353A OLINO ST HONOLULU HI 96818	199047010	2	B REPT	12/8/2017
8049	3145 MAPU PLACE	3145 MAPU PL KIHEI HI 96753	221015056	2	B REPT	12/1/2017
8077	941 KOKO HEAD AVENUE	937, 937A, 939, 941 KOKO HEAD AVE HONOLULU HI 96816	132036005	4	B REPT	12/19/2017
8089	ALIOLANI CONDOMINIUM	296 ALIOLANI ST PUKALANI HI 96768	223047053	2	B REPT	12/12/2017
8081	DIAMOND VILLA	3632 TROUSSEAU ST HONOLULU HI 96825	131011036	4	B REPT	12/1/2017
8086	FARIAS MAUKA MAKANA	KAHUNA RD KAPAA HI 96746	446004006	2	B REPT	12/7/2017
8003	HAIKU DREAM CONDOMINIUM	0 KAUIKOA RD HAIKU HI 96708	227008037	2	B AMEND	12/12/2017
8059	HALE ALA PIO	6301 OPAEKAA RD KAPAA HI 96746	442006037	2	B REPT	12/15/2017
8057	HALE MALUNIU	101, 117 MALUNIU AVE KAILUA HI 96734	143052000	38	B REPT	12/21/2017
7240	KA MALANAI AT KAILUA	437 445 455 471 497 501 KAILUA KAILUA HI 96734	142001030	153	B AMD 4	12/22/2017
6526	KALANIPU`U CONDOMINIUM	HOOLAULEA WAY KALAPAKI HI 96766	435001027	79	B AMD 4	12/4/2017
7808	KAMALANI	PIILANI HWY KIHEI HI 96753	238004030	170	B AMD 2	12/26/2017
8034	KAMALU ROAD	LOTS 31 & 32 NONOU DEV KAPAA HI 96746	444005013,0	4	B REPT	12/11/2017
7768	LAULE`A KAI ESTATES	499 KEALAHOU ST HONOLULU HI 96825	139082064	7	B AMD 3	12/26/2017
7978	LEI PAUKU AT HOAKALEI INCR 5	19-2220 KAIWAWALO STREET EWA BEACH HI 96706	191134061	16	B AMD 2	12/28/2017

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8063	LEI PAUKU AT HOAKALEI INCR 7	91-2220 KAIWAWALO ST EWA BEACH HI 96706	191134063	6	B AMD	12/28/2017
7915	LOT 222 KAUIHIKOA CONDOMINIUM	LOT 1 B-2 KAUIHIKOA RD SUBDIV HAIKU HI 96708	227012222	2	B AMD	12/22/2017
8052	LOT 3-J-2 CONDOMINIUM	4358 PUNEE RD KOLOA HI 96756	427006006	2	B REPT	12/13/2017
7288	NEW CAMP AT KAHUKU VILLAGE	56-419 KAMEHAMEHA HWY KAHUKU HI 96731	156002027	52	B AMD 4	12/19/2017
8068	PE'E ROAD 2 CONDOMINIUM	1704 PEE RD KOLOA HI 96756	428020058	2	B REPT	12/19/2017
8085	PILI MAI AT PO'IPU (PHASE 8)	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	13	B REPT	12/6/2017
7922	THE BLOCK 803 WAIMANU	803 WAIMANU ST HONOLULU HI 96813	121049050	153	B AMD	12/8/2017
0	Preliminary Reports					
0	Contingent Final Reports					
0	Final Reports					
0	Supplementary Reports					
12	B Reports					
10	B Amendment Reports					
22	TOTAL REPORTS					

Program of Work: **Condominium Laws and Education - status Ch. 514A repeal outreach**

Completed informational mailout to AOUs, developers' attorneys, title companies, escrow depositories, County planning offices, US Department of Veterans Affairs, DCCA's Division of Financial Institutions, and various associations, including the Hawaii Association of REALTORS, Hawaii Bankers Association, Hawaii Mortgage Bankers Association, Hawaii Credit Union League, and the Hawaii Chapter of the National Association of Industrial and Office Properties.

All of the Commission's educational information has been posted to the Commission's website at www.hawaii.gov/hirec, including an informational brochure and frequently asked questions.

Education and Referral – REB postcard distribution

Ongoing program. Staff recently distributed approximately 75,000 postcards to several management companies for distribution to owners within the registered associations which they manage.

Hawaii Condominium Bulletin

The December issue of the Hawaii Condominium Bulletin has been posted to the Real Estate Branch website at www.hawaii.gov/hirec.

Rulemaking, Chapter 119

Comments have been received and an updated draft will be forthcoming.

Government and Legislative Participation & Report

Legislature opening day is January 17, 2018. This will be the second year of the twenty-ninth legislature. There were approximately 135 condominium related bills last year, of which about 120 may be coming back to life, plus any new bills being introduced.

Interactive Participation with Organizations

The Community Associations Institute Law Seminar is scheduled for January 31 to February 3, 2018, in Palm Springs, California.

Condominium Specialist Office for the Day

Those interested in meeting with the condominium specialist may do so following the meeting.

Technology Program and Website

Staff has completed updating and posting to the website fidelity bond information and forms.

Staff and Commissioners Development

PVL staff will be going through Esign training in January 2018. This is a program initiative by the Governor's Office and the Office of Enterprise Technology Services (ETS). DCCA will be moving forward with an internal electronic approval system where you can see online the paper trail as it moves through the process. Staff foresees the possibility of using this process for changes which do not require a payment.

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

Next Meeting: February 14, 2018
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 9:55 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

January 18, 2018

Date

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

CRR:tn/