

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 11, 2018

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
Aileen Wada, Broker / Honolulu Commissioner
Scott Arakaki, Public / Honolulu Commissioner
Aleta Klein, Broker / Honolulu Commissioner
Michael Pang, Broker / Honolulu 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: Matt Eagle, Abe Lee Seminars

Absent: Nikki Senter, Public / Honolulu Commissioner
Rowena Cobb, Broker / Kauai Commissioner
Sean Ginoza, Broker / Hawaii Island Commissioner

Call to Order: The Chair called the meeting to order at 9:09 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.

Commissioners Senter, Cobb, and Ginoza were excused from the meeting. Prior notification of their non-attendance was received.

Condominium
 Specialist's
 Report:

Minutes

Upon a motion by Commissioner Klein, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the March 14, 2018 Condominium Review Committee meeting as circulated.

Condominium
 Governance and
 Management:

AOUO Registrations

Specialist Stone reported that as of March 31, 2018, 1,523 AOUOs have successfully registered.

Condominium Seminars and Symposium

CAI Hawaii "Fire and Life Safety," March 8, 2018

Staff's written evaluation of the seminar was distributed for informational purposes. Staff also reported that the seminar was held in conjunction with the 2018 Hawaii Buildings, Facilities & Property Management Expo, in which the Real Estate Branch also manned an educational booth. It was an excellent presentation covering disaster effects on insurance rates, fire safety reality and evaluation, life safety, and alternatives.

CAI Hawaii request for approval of estimated expenses for Kauai and Hilo Seminars

Upon a motion by Commissioner Wada, seconded by Commissioner Klein, it was voted on and unanimously carried to approve, subject to the terms and conditions of the existing contract between the Real Estate Commission and CAI Hawaii Chapter dated July 28, 2017, the estimated expenses for the delivery of the CETF neighbor island approved seminars on Kauai and Hilo, "Do's and Don'ts of Association Contracts, Insurance and Association Operations":

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

A list of those condominium projects issued effective dates during the month of March 2018, was distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	TOTAL	REPORT DATE
8092	286 NOE STREET CONDOMINIUM	286 NOE ST KIHEI HI 96753	239026007	2	B REPT 3/28/2018
8093	45-425 KAPALAI ROAD	45-425 KAPALAI RD KANEHOE HI 96744	145082047	2	B REPT 3/22/2018
8128	812 AND 812A 19TH AVENUE	812 & 812A 19TH AVE HONOLULU HI 96816	132052017	2	B REPT 3/14/2018
8125	87-106 & 87-106A KULAAUPUNI STREET	87-106 & 87-106A KULAAUPUNI ST WAIANAHE HI 96792	187039030	2	B REPT 3/9/2018
8121	94-382 AND 94-382A ANA LANE	94-382 & 94-382A ANA LN WAIPAHAU HI 96797	194009203	2	B REPT 3/21/2018

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8079	ELUA STREET	1739,1741,1743 ELUA ST HONOLULU HI 96819	113028069	3	B REPT	3/6/2018
7614	HAUOLI LOFTS	917 HAUOLI ST HONOLULU HI 96826	123029052	9	B AMD 3	3/7/2018
8126	IHE PLACE CONDOMINIUM	100 IHE PL KULA HI 96790	223012057	2	B REPT	3/22/2018
8123	KAMANI AT KEHALANI (PHASE 8)	OMAOMAO ST WAILUKU HI 96793	235001090	12	B REPT	3/5/2018
8100	KAUNALA ESTATES CONDOMINIUM	58-348 A KAMEHAMEHA HWY HALEIWA HI 96712	158005088	3	B REPT	3/21/2018
8109	KENOLIO I CONDOMINIUM	218 & 218A KENOLIO RD KIHEI HI 96753	239006016	2	B REPT	3/6/2018
8110	KENOLIO II CONDOMINIUM	220 & 220A KENOLIO RD KIHEI HI 96753	239006023	2	B REPT	3/5/2018
8033	LOT 117 KALAHEO HOMESTEADS	LOT 117 KALAHEO HOMESTEADS KALAHEO HI 96741	423013016	2	B REPT	3/9/2018
8132	MAHANA VILLA	1847 C & D MAHANA ST HONOLULU HI 96816	133038075	2	B REPT	3/22/2018
8116	MAHANALUA NUI LOT 41-A-10 CONDO	LOT 41-A-10 MAHANALUA LAHAINA HI 96761	247010020	2	B REPT	3/5/2018
7752	MAKENA BEACH CLUB AND RESIDENCES	5400 MAKENA ALANUI RD WAILEA HI 96753	221005086	12	B AMD 2	3/29/2018
8122	MODESTINI-DOANE CONDOMINIUM	770 & 774 HONOKALA RD HAIKU HI 96708	229002031	2	B REPT	3/6/2018
8088	OLOHENA MOUNTAIN VIEW	5837 A OLOHENA RD KAPAA HI 96746	444006016	2	B REPT	3/5/2018
8129	PILI MAI AT PO'IPU (PHASE 9)	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	13	B REPT	3/19/2018
8119	PUU PANINI VILLA	4158A-D PUU PANINI AVE HONOLULU HI 96816	132061042	8	B REPT	3/2/2018
2427	VISTA MAR CONDOMINIUM	KAUJPEA RD KILAUEA HI 96754	452004006	3	SUPPL	3/6/2018
0	Preliminary Reports					
0	Contingent Final Reports					
0	Final Reports					
1	Supplementary Reports					
18	B Reports					
2	B Amendment Reports					
21	TOTAL REPORTS					

Program of Work: **Condominium Laws and Education**

Staff will be providing outreach education at the upcoming HSBA Real Property Attorneys Section on April 20, 2018, as a follow up to the Ch. 514A repeal information mailed to all of its members.

Status Ch. 514A repeal outreach – staff has completed mailouts to all HSBA real property attorneys and developers of five units or less which has generated many concerned calls and emails by those that may be impacted.

Upcoming steps by the Director's Office – per the Committee's directive, staff did meet with staff of the Director's Office and was informed that they will begin their mainstream outreach to the media upon the conclusion of this legislative session.

Education and Referral

Staff manned a booth at the April 4, 2018 DCCA Financial Literacy Fair to provide condominium educational outreach. Business Registration Division will assist the Commission by providing its educational information at the upcoming UH Financial Wellness Fair, April 12, 2018, and the Financial Literacy Expo, April 28, 2018.

Hawaii Condominium Bulletin

The March 2018 issue of the Hawaii Condominium Bulletin has been posted to the Real Estate Branch website.

Rulemaking, Chapter 119

Specialist Richelieu reported that the drafting of the Chapter 119 rules has been interrupted by the Ch. 514A repeal issue. She is currently working on the rewrite of subchapter 4.

Consumer Education – Condorama, April 7, 2018

CAI Hawaii, the procured provider of the Condorama, organized the event and speakers. Carol Rosenberg discussed the rights and duties of directors and owners, Jonathan Billings spoke on reserves, what the law requires and why it is important, Rachel Glanstein discussed the do's and don'ts of effective meetings, and Sue Savio spoke on how to reduce risks and condominium insurance.

There were 128 attendees which is almost double the attendees of past Condoramas. Staff videoed the Condorama and has made it available on the REB website.

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

Next Meeting: May 9, 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 9:32 a.m.

Respectfully submitted:

/s/Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

April 11, 2018

Date

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

CRR:tn/