

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: Friday, March 23, 2018

Time: 9:00 a.m.

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

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

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
David Grupen, Real Estate Specialist
Carole Richelieu, Senior Condominium Specialist
Benedyne Stone, Condominium Specialist
Dathan Choy, Condominium Specialist
Shari Wong, Deputy Attorney General
Kristen Kekoa-Nakasone, Recording Secretary

Others: Lynn E. Schemmel
Catherine Taschner, Esq.
Lei Fukumura, Esq.

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

Call to Order: The Chair called the meeting to order at 9:00 a.m., at which time quorum was established.

Chair's Report: 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.

Executive Officer's Report: The Commission shall afford all interested persons an opportunity to submit data, views, or arguments, in writing, on any agenda item and shall provide all interested parties an opportunity to present oral testimony on an agenda item subject to the conditions set forth in Section 16-99-83, HAR. The Commission may remove any person or persons, who willfully disrupt a meeting to prevent and compromise the conduct of the meeting in accordance with Section 92-3, HRS.

Additional Distribution

The following material was distributed prior to the start of the meeting:

6. Licensing – Applications
 - a. Keanna M. Spain

Minutes of Previous Meeting

Upon a motion by Commissioner Klein, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the minutes of the February 23, 2018 meeting.

Licensing – Ratification: Upon a motion by Commissioner Faulkner, seconded by Commissioner Ginoza, it was voted on and unanimously carried to ratify the attached list.

Chair Senter announced she would be taking agenda items out of order for efficiency purposes.

Licensing – Applications: The EO informed the Commissioners that the information provided to the Commissioners is related only to the issue that is before the Commission for consideration. The other materials submitted are available for the Commissioners review should they desire to review it. If the applicants have an issue, which is personal in nature, they have the right to request that their application be considered in executive session.

Licensing – Applications: **Lynn Elain Schemmel and The RMR Group LLC**

Commissioner Klein recused herself from discussion and voting.

Ms. Schemmel was present and was asked if she wished to have her broker's applications for real estate broker and limited liability company considered in executive session. She declined the offer.

Applicant was present with counsel, Catherine Taschner. Applicant informed the Commission that she had over 30 years of commercial real estate experience and has been licensed as a salesperson in California since 1994 and as a broker since 2000. She added she was employed by The RMR Group LLC as Senior Vice President of its western division and oversees 25 states.

Chair Senter inquired where Ms. Schemmel would be residing should she be granted broker's licenses. Applicant responded she'll be residing in Del Mar, California and would be traveling to Hawaii on a monthly basis, however, she would not be obtaining a physical address here in Hawaii.

Commissioner Lee asked how large RMR Group's office in Hawaii would be. Applicant answered she would oversee a staff of 15 including property managers, engineers, etc. Senior Real Estate Specialist Fujimura inquired how many of those 15 employees would be licensees and asked if applicant would be appointing a

broker-in-charge. Applicant responded 5 employees would be real estate licensees and appointing a BIC is something they would look into.

Supervising Executive Officer (SEO) Fujitani asked Ms. Schemmel how many days per month she anticipated being in Hawaii as she mentioned she would continue to reside in California. Applicant responded she would spend 5 days in Hawaii and the remainder in California and added she would be in constant contact with the Hawaii office through technology. SEO Fujitani inquired why letter from the New Mexico Real Estate Commission was made out to Mr. Lober. Applicant answered the complaints the letter referenced was against the corporation not against Mr. Lober and neither were reprimanded. SEO asked if Ms. Schemmel was reprimanded. Applicant responded she has not received any sanctions. Attorney Catherine Taschner added the case was closed per the letter from New Mexico dated May 24, 2016. Chair Senter asked if there was any evidence Ms. Schemmel was dismissed from the complaints. Executive Officer Ino asked if there was a settlement agreement regarding complaints. Catherine Taschner responded she would check on the matter and referred to the letter from New Mexico's Real Estate Commission. Commissioner Cobb asked if Ms. Schemmel held a management position when complaints were filed. Applicant responded she was not in a management position at that time.

Commissioner Cobb moved to take the matter under advisement. Commissioner Wada seconded the motion. Commissioner Klein abstained from the vote. The motion was voted on and carried.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 9:25 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

In the Matter of the Real Estate License of R. Michael Auth: REC 2017-368-

Upon a motion by Commissioner Klein, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the settlement agreement.

In the Matter of the Real Estate License of Kathleen Spano, aka Kathleen Ann Spano, aka Kathleen Ann Jackson-Spano: REC 2017-71-L

Upon a motion by Commissioner Lee, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the settlement agreement.

In the Matter of the Real Estate Licenses of Jessica H. Chiu doing business as Jessica Chiu: REC 2017-366-L

Upon a motion by Commissioner Ginoza, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Bradford G. Lusk, Jr.: REC 2017-116-L

Upon a motion by Commissioner Klein, seconded by Commissioner Faulkner, it was voted on and unanimously carried to accept the settlement agreement.

In the Matter of the Real Estate Broker's License of Michael B. Reece, formerly known as Michael Peterson: REC 2017-442-L

Upon a motion by Commissioner Ginoza, seconded by Commissioner Klein, it was voted on and unanimously carried to accept the settlement agreement.

In the Matter of the Real Estate Licenses of Susan E. Decker, a real estate broker, and Lentz Real Estate, Inc., a real estate broker: REC-2011-298-L; REC-2012-116-L; REC-2012-355-L; REC-2013-387-L

Upon a motion by Commissioner Ginoza, seconded by Commissioner Lee, it was voted on and unanimously carried to approve the Commission's Final Order.

Following the Commission's review, deliberation, and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening its scheduled meeting at 9:34 a.m.

Executive Session: Upon a motion by Commissioner Ginoza, seconded by Commissioner Wada, it was voted on and unanimously carried to enter into executive session, pursuant to section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;" and pursuant to section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Faulkner, seconded by Commission Ginoza, it was voted on and unanimously carried to move out of executive session.

Licensing –
Applications:

Keanna M. Spain

After review of the information presented by the applicant, Commissioner Lee moved to deny the real estate salesperson's license of Keanna M. Spain. Commissioner Klein seconded the motion. The motion was voted on and unanimously carried.

The Commission based their decision on the following grounds of the Hawaii Revised Statutes ("HRS"), which find factual support in the records and files of her application:

"§467-8 **Prerequisites for license, registration, or certificate.** (a) No license, registration, or certificate under this chapter shall be issued to:

- (3) Any person who does not possess a reputation for or record of competency, honesty, truthfulness, financial integrity, and fair dealing;"

"§436B-19 **Grounds for refusal to renew, reinstate or restore and for revocation, suspension, denial, or condition of licenses.** In addition to any other acts or conditions provided by law, the licensing authority may refuse to renew, reinstate or restore or may deny, revoke, suspend, or condition in any manner, any license for any one or more of the following acts or conditions on the part of the licensee or the applicant thereof:

- (1) Failure to meet or maintain the conditions and requirements necessary to qualify for the granting of a license;
- (8) Failure to maintain a record or history of competency, trustworthiness, fair dealing, and financial integrity; and
- (12) Failure to comply, observe, or adhere to any law in a manner such that the licensing authority deems the applicant or holder to be an unfit or improper person to hold a license;"

Zane Kalani Hoyle

After review of the information presented by the applicant, Commissioner Wada moved to most likely approve the real estate salesperson's license of Zane Kalani Hoyle with conditions. Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried.

Jennifer Theresa Barr

After review of the information presented by the applicant, Commissioner Klein moved to approve the broker's license of Jennifer Theresa Barr. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Luke A. Korkowski

After review of the information presented by the applicant, Commissioner Ginoza moved to approve the broker's license of Luke A. Korkowski. Commissioner Faulkner seconded the motion. The motion was voted on and unanimously carried.

Jessica M. Truong

After review of the information presented by the applicant, Commissioner Lee moved to approve the broker's license of Jessica M. Truong. Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried.

Lynn Elaine Schemmel and The RMR Group LLC

After review of the information presented by the applicant, Commissioner Lee moved to defer the applications for the broker's licenses of Lynn Elaine Schemmel and The RMR Group LLC and requests further information from applicant.

Next Meeting: Friday, April 27, 2018
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 10:25 a.m.

Reviewed and approved by:

/s/ Miles I. Ino

Miles I. Ino
Executive Officer

April 3, 2018

Date

[] Approved as circulated.
[] Approved with corrections; see minutes of _____ meeting.

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON March 23, 2018

<u>Brokers-Individual</u>	<u>Effective Date</u>
Ronald Patrick Gose aka Ron Gose	02/05/2018
Michael Gerard Gibbs aka Michael Gibbs	02/05/2018
Marta T. Szrymska-Andree	02/06/2018
Candace Beth Matthews aka Candi Matthews	02/07/2018
Roy Lee Skinner	02/07/2018
Cedric Choi	02/12/2018
Scherry Webb	02/12/2018
Spencer Hung Wo Shimabukuro aka Spencer Shimabukuro	02/12/2018
Sung Soo Lee	02/14/2018
Chrystal Marie Schoenbrun aka Chrystal Marie Schoenbrun	02/20/2018
Kelly Renee Kanoa aka Kelly R. Kanoa	02/21/2018
Donald Bruce McKinnon aka Donald B. McKinnon	02/26/2018
David Joseph Englert aka Dave Englert	02/26/2018
Akio Suda	02/28/2018
<u>Salesperson-Individual</u>	<u>Effective Date</u>
Michael Hadek aka Michael Dugan Hadek	02/08/2018
Shari L. Streutker aka Shari Streutker	02/12/2018
Huifeng Zhu aka Judy Zhu	02/12/2018
Carla S. Moura aka Carla Moura	02/12/2018
Aja M. S. Kusao	02/12/2018
Jennifer B. Sargent aka Jennifer Sargent	02/12/2018
Stephanie A. Zelinsky	02/12/2018
Monica K. Ferguson aka Monica Ferguson	02/12/2018
Lawrence E. Roy III aka Lawrence Edward Roy III	02/12/2018
Stephanie A. Carlsen aka Stephanie Carlsen	02/12/2018
Scott A. Smith aka Scott Alan Smith	02/13/2018
Allison N. Yocco	02/13/2018
Richelle T. Spedus aka Richelle Spedus	02/13/2018
Nicole L. Jacobs aka Nicole Jabos	02/13/2018
Ryan M. Smith	02/13/2018
Chelsea K. Boyer	02/13/2018

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Zhiming Jiang	02/15/2018
aka Jimmy Z. Jiang	
Laura A. Schick	02/15/2018
aka Lala Schick	
Scott A. Muir	02/15/2018
aka Scott Muir	
Anthony M. C. Chang	02/15/2018
Abby Cartumini	02/16/2018
Vicky Cabacongan	02/16/2018
Meredith E. Johnson	02/16/2018
aka Merriebeth Johnson	
Susie C. Patey	02/16/2018
Naomi G. Glass	02/16/2018
Emily C. Goldbach	02/20/2018
aka Emily Catherine Goldbach	
Evan M. Johnson	02/20/2018
Lenore K. Robinson	02/20/2018
aka Lenore Robinson	
Breanna M. Doke	02/20/2018
aka Breanna Doke	
Tristan T. White	02/20/2018
aka Tristan White	
Rai N. A. Mochida	02/20/2018
aka Rai Mochida	
Joseph T. Rydzewski	02/20/2018
Gracelda B. Wilson	02/21/2018
aka Grace Wilson	
Matthew A. Pritchard	02/21/2018
aka Matt Prichard	
Katherine M. Keen	02/21/2018
aka Katherine Kleen	
Lynda H. Bertelmann	02/21/2018
aka Healani Bertelmann	
Nicole A. Burns	02/21/2018
Tod C. Ulery	02/21/2018
aka Tod Christopher Ulery	
Logan K. Garcia	02/21/2018
Leah L. Fiorentino	02/21/2018
aka Leah Fiorentino	
Juli Kakihara	02/21/2018
William S. Cruz	02/21/2018
aka William Cruz	
Brosnan A. Dumayas	02/22/2018
Michael D. Duncan	02/22/2018
Milana Agati	02/22/2018
James B. Elder	02/22/2018
aka Jim Elder	
Lara Ashley P. Hunter	02/22/2018
aka Ashley Hunter	
Gilbert A. Smith	02/23/2018
aka Aki Smith	
David K. Braxton	02/23/2018
Aka David Braxton	
Mitchell R. Wallen	02/23/2018
aka Mitchell Wallen	
Sherwin S. Panergo	02/23/2018

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Heeshin F. Ryan aka Heeshin Ryan	02/26/2018
Kana I. Jahja aka Kana Jahja	02/26/2018
Sasha L. Heath	02/26/2018
Lehuanani A. Vermeesch aka Lehua Vermeesch	02/26/2018
Jenely R. Sarette aka Jenely Sarette	02/26/2018
Patricia P. Garlinghouse aka Patsy Garlinghouse	02/26/2018
Hezeakiha L. Swan aka Kiha Swan	02/26/2018
Jacob T. Vogelgesang aka Jacob Vogelgesang	02/26/2018
Cherisse L. K. D. Mercado aka Cherisse Mercado	02/26/2018
Aaron Ah You	02/26/2018
Dana Burianova	02/26/2018
Glen H. Kojima aka Glen Kojima	02/26/2018
Hayley R. Wildy aka Hayley Wildy	02/26/2018
Michelle L. Danza	02/27/2018
Greg S. Vesely aka Greg Vesely	02/27/2018
Philip B. Chiesa aka Philip Chiesa	02/27/2018
John M. Greenfield aka Max Greenfield	02/27/2018
Catherine F. Ghaffari aka Catherine Ghaffari	02/27/2018
Duenna Yvell Gruetter aka Dee Gruetter	03/01/2018

Brokers—Corporations and Partnerships

	<u>Effective Date</u>
Kauai Condo Vacations Inc. Roy Skinner, PB	02/07/2018
Asher Pacific Properties Inc. dba Asher Pacific Properties Puanani Hardwick, PB	02/20/2018
Relo Redac Inc. Akio Suda, PB	02/28/2018

Brokers—Limited Liability Company(LLC)

	<u>Effective Date</u>
New Homes Realty, LLC Yufan Yang, PB	01/29/2018
Fresh Abode, LLC Amelia Matera, PB	02/07/2018
InvitedHome Maui, LLC Glenn M. Mitchell II, PB	02/14/2018
Uhiniolu Realty, LLC Keith F. Unger, PB	02/21/2018
Blackrock Property Management, LLC Edgar Lamug, PB	02/21/2018

<u>Brokers-Sole Proprietor</u>	<u>Effective Date</u>
Richard H. Wilson aka Rick Wilson dba Kona Days Realty	02/09/2018
Miles T. Nishijima	02/19/2018
<u>Trade Name</u>	<u>Effective Date</u>
Maui Lifestyle Realty, LLC dba Hawaii Virtual Realty Group fka Maui Lifestyle Realty	02/08/2018
<u>Branch Office</u>	<u>Effective Date</u>
West Maui Resort Partners, LP Gregory B. Kosanoski, PB	02/09/2018
<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
Choi International Inc. dba Choi International fka Patricia Choi Realty Inc. Cedric Choi, PB	02/12/2018
Hawaii Home Advisors Inc. fka Help-U-Sell Home Advisors, Inc. Annamarie G. Garcia, PB	02/14/2018
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Brenda L. Bustamante fka Brenda L. Ceria	01/29/2018
Heather Caitlyn Milo fka Heather Caitlyn Kinard	02/08/2018
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Heather Caitlyn Milo fka Heather Caitlyn Kinard	02/08/2018
Jeana K. Pelekai aka Jeana Pelekai fka Jeana Tabion	02/07/2018
Mojgan Rafani Scheidler aka Moj Scheidler	02/20/2018
<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Mark Douglas Tracy	02/12/2020
Peter Worley Donart McCormick	02/09/2020
Junichiro Suzuki	02/09/2020
Autumn Kendra Spence	02/09/2020
Gary Cameron Grant	02/15/2020
Grace Amelia Bocken	02/15/2020
Francis Robert Diggins	02/15/2020
Adam M. Attia	02/16/2020
Helen K. Lee	02/16/2020
Huan He	02/16/2020
Rick K Chang	02/16/2020
Toan Tran	02/20/2020
Misty Dawn Vandenburg	02/23/2020
Mark Asa Wiley	02/26/2020
Lola Deeann Traylor	02/27/2020
Nathaniel Allen Mullins	02/27/2020
Randle Fredrick Eastwood	02/27/2020

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Paul Eric Stephens	02/27/2020
Victoria S. Whitmore	02/27/2020
Virginia Lee Hancock	02/27/2020
Jeremy Jay Chiasson	03/01/2020
Mahyar Nooraei	03/01/2020
James Ho-Sik Park	03/01/2020

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
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Mark Douglas Tracy	02/12/2020
Peter Worley Donart McCormick	02/09/2020
Autumn Kendra Spence	02/09/2020
Gary Cameron Grant	02/15/2020
Grace Amelia Bocken	02/15/2020
Francis Robert Diggins	02/15/2020
Adam M. Attia	02/16/2020
Helen K. Lee	02/16/2020
Toan Tran	02/20/2020
Misty Dawn Vandenburg	02/23/2020
Mark Asa Wiley	02/26/2020
Lola Deeann Traylor	02/27/2020
Nathaniel Allen Mullins	02/27/2020
Randle Fredrick Eastwood	02/27/2020
Victoria S. Whitmore	02/27/2020
Virginia Lee Hancock	02/27/2020
Jeremy Jay Chiasson	03/01/2020
Mahyar Nooraei	03/01/2020

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
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Peter Worley Donart McCormick	02/09/2020
Michele Yvonne Gibson	02/09/2020
Timothy Christian Taylor	02/09/2020
Gary Cameron Grant	02/15/2020
Liana Lani Bratland	02/15/2020
Peggy Lyn Speicher	02/16/2020
Christopher Wayne Speicher	02/16/2020
Adam M. Attia	02/16/2020
Marelita B. Mateo	02/16/2020
Andrew James Leitheiser	02/23/2020
Nadine Bartholomew	02/26/2020
Lola Deeann Traylor	02/27/2020
Randle Fredrick Eastwood	02/27/2020
Frances Alana Sagun	02/28/2020
David Alan Chiou	02/28/2020
Robert E. Stoner	03/01/2020
Ky Thang Lao	03/01/2020
Mahyar Nooraei	03/01/2020

<u>Restoration--Real Estate Broker</u>	<u>Effective Date</u>
Mary Rose Elizabeth Toner	02/26/2018

<u>Restoration – Real Estate Salesperson</u>	<u>Effective Date</u>
Mei Yun He	01/31/2018
dba Coco He	
Lowell C. Vilorio	02/08/2018
aka Lowell Vilorio	
Noelle Luana Kai	02/23/2018
Michael Lee Crouch	02/26/2018