

**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: July 27, 2018

Time: 9:00 a.m.

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

Present: Michael Pang, Chair, Broker/Honolulu Commissioner  
Scott Arakaki, Vice Chair, Public Member/Honolulu Commissioner  
Bruce Faulkner, Broker/Maui Commissioner  
Sean Ginoza, Broker/Hawaii Island Commissioner  
Aleta Klein, Broker/Honolulu Commissioner  
Russell Kyono, Broker/Kauai 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  
Lorie Sides, Condominium Education Specialist  
Shari Wong, Deputy Attorney General  
Kristen Kekoa-Nakasone, Recording Secretary

Others: Ivonne Todd  
Ryan Todd  
Lei Fukumura, Esq.

Absent: John Love, Public Member/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.

Chair Pang informed the Commission a revised travel policy was provided for their information. He also shared his experience as Chair thus far and explained he now has a better insight of what staff does. Chair Pang outlined his goals for this upcoming term which included mandatory high school diploma and background checks for prospective licensees.

Commissioner Love was excused from the meeting. Prior notification of his 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. Each speaker will be limited to a five-minute time period pursuant with section 16-99-83 (a)(5), HAR.

### **Minutes of Previous Meeting**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Wada, it was voted on and unanimously carried to accept the minutes of the June 29, 2018 meeting.

Licensing – Ratification:

Upon a motion by Commissioner Lee, seconded by Commissioner Ginoza, it was voted on and unanimously carried to ratify the attached list.

Chapter 91, HRS, Adjudicatory Matters:

The Chair called for a recess from the meeting at 9:08 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 Tai K. Gibson aka Nainoa Gibson: REC 2017-205-L**

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

#### **In the Matter of the Real Estate License of Thomas Martin: REC 2017-119-L**

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

#### **In the Matter of the Real Estate License of Geoffrey S. Schipper: REC 2018-68-L**

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

#### **In the Matter of the Real Estate Salesperson's License of Brooke A. Derby: REC 2017-284-L**

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

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 9:15 a.m.

Licensing – Applications:

The Executive Officer 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:

**Ivonne Del Carmen Todd, fka Ivonne Johnson-Todd**

Ms. Todd was present and was asked if she wished to have her request for preliminary decision application for real estate salesperson considered in executive session. She declined the offer.

Applicant informed the Commission she recently learned about the Dexter Financial judgment against her and that she had an additional judgment outstanding. Applicant stated she intended to file for bankruptcy but was not able to due to an illness. She stated two additional creditors were owed money and she was trying to repay all debts. Applicant added she took real estate prelicense classes and was not aware her judgment would stand in her way of obtaining a license.

Commissioner Arakaki asked if Ms. Todd had any payment plans in place. Applicant responded she did not but her attorney was in the process of getting things in order so applicant could sell her home in Houston to pay her debts.

Commissioner Faulkner asked Ms. Todd if she was aware of the costs associated with becoming a salesperson and in what facet of real estate she wanted to work. Applicant answered she was interested in residential sales and Coldwell Banker was willing to help her. Applicant shared although she is currently employed at the Honolulu Post Office, she does not make enough to cover her medical bills and other debts.

Chair Pang inquired about her Dexter Financial and San Antonio Credit Union debts. Applicant responded those were her ex-husband's debts and stated he will be repaying them. She added she agreed to co-sign on loans because she was a single mother with two children and was hoping if she helped him, he would make his child support payments. Chair Pang asked if Ms. Todd would leave her job at the post office if granted a real estate license. Applicant replied she would remain employed at the post office full-time and real estate would be on a part-time basis.

Commissioner Arakaki moved to take the matter under advisement. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

**Lawrence Kaliko Tam Ho**

Mr. Tam Ho was present via teleconference and was asked if he wished to have his application for real estate salesperson considered in executive session. He declined the offer.

Applicant stated although on paper his application looks really bad, he was praying for the opportunity to become a licensee.

Commissioner Lee referred to applicant's letter dated June 27, 2018, and inquired if Mr. Tam Ho was currently employed at the Westin Kaanapali. Applicant responded he was and just completed and graduated from a 45-day training program. He added no sales were involved as they were awaiting the Commission's decision regarding his license.

Chair Pang noted Mr. Tam Ho worked in auto sales for 10 years and inquired if he was still currently selling automobiles. Applicant responded he was not and he decided to pursue real estate and sell timeshares at the Westin.

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

Licensing –  
Applications:

**Victoria A. Diego**

After review of the information presented by the applicant, Commissioner Lee moved to defer decision making on the application and request the applicant to appear before the Commission. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

**Tara Marcotte Frazier**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of Tara Marcotte Frazier. Commissioner Faulkner seconded the motion. The motion was voted on and unanimously carried.

**James Frederick Earnhardt, Jr.**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of James Frederick Earnhardt, Jr., with conditions. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

The conditional real estate salesperson license is **approved** for the Applicant, subject to the following conditions:

1. That during the term of this conditional license, any violation of the terms of the payment plan with the State of North Carolina by the applicant, shall be grounds for revocation of license. The existing payment plan for your outstanding tax obligation must be continued until paid off.
2. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
3. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
4. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the

Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.

5. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitting a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attach the signed conditional letter by the new PB may result in disciplinary action.
6. That the satisfaction of the Applicant from said payment plan(s) shall not change any terms of the conditional license.
7. That upon completion of payment plan(s) with the State of North Carolina, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

#### **Lawrence Kaliko Tam Ho**

After review of the information presented by the applicant, Commissioner Lee moved to approve the real estate salesperson's license of Lawrence Kaliko Tam Ho. Commissioner Arakaki seconded the motion. The motion was voted on and unanimously carried.

#### **Lauren Michael Licht**

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of Lauren Michael Licht with conditions. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

1. That during the term of this conditional license, any violation of the terms of the payment plan in favor of Bank of America by the Applicant, shall be grounds for revocation of license.
2. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
3. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
4. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the

Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.

5. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitting a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attach the signed conditional letter by the new PB may result in disciplinary action.
6. That the satisfaction of the Applicant from said payment plan shall not change any terms of the conditional license.
7. Upon completion of your payment plan with Bank of America, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

**Ivonne Del Carmen Todd, fka Ivonne Johnson-Todd**

After due consideration of the information presented by the applicant, Commissioner Ginoza moved to most likely deny the real estate salesperson's license of Ivonne Del Carmen Todd, fka Ivonne Johnson-Todd. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, August 24, 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 9:58 a.m.

Reviewed and approved by:

/s/ Miles I. Ino

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Miles I. Ino  
Executive Officer

July 31, 2018

\_\_\_\_\_  
Date

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

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON July 27, 2018

<u>Brokers – Individual</u>	<u>Effective Date</u>
Robert S. Hoashi	06/14/2018
James P. Stecki	06/18/2018
Wendee K. Aono	06/19/2018
Dana Kern	06/20/2018
Nadine Bartholomew	06/22/2018
Oanh Vu	06/22/2018
Joseph L. Root IV aka Joseph L. Root	06/22/2018
YanJun Tao aka Yani Tao	06/27/2018
Darouny Hu	06/28/2018
Marc K. I. Higuchi aka Marc Higuchi	07/05/2018
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Denise S. Mikasa aka DeeDee Mikasa	06/15/2018
Carter P. Jones	06/18/2018
Damasceno P. Serrano aka D. Peter Serrano	06/18/2018
Jenna L. Ghilain aka Jenna Ghilain	06/18/2018
Jinette B. Debuck aka Jinette Debuck	06/18/2018
Mayleen Joyce M. Cuestas aka May Cuestas	06/18/2018
Sasha J Boler aka Sasha Boler	06/18/2018
Ayaka Hamai	06/19/2018
Paul H. K. Cross	06/19/2018
David L. K. Honma aka David Honma	06/20/2018
Donna C. Worden aka Donna Worden	06/20/2018
Hadrian E. H. Catekista	06/20/2018
Madeleine H. Grant aka Madeleine Grant	06/20/2018
Mandy P. K. Phan	06/21/2018
Edward Cruz	06/22/2018
John K. McGowan	06/22/2018
Justine A. Stevens aka Justine Stevens	06/22/2018
Nathan W. Atchison	06/22/2018
Tony R. Bower	06/22/2018
Chelsea M. O'Guin-Gahan	06/25/2018
Christopher J. Cronin	06/25/2018
Jared K. Inouye aka Jared Inouye	06/25/2018
Jasmin C. Chung aka Jasmin Chung	06/25/2018
Justin M. Yamamoto	06/25/2018

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Kristine L. Berens aka Kristine Berens	06/25/2018
Roy Lester L. Faustino aka Roy Faustino	06/25/2018
Anita K. Lorinc aka Kai Lorinc	06/26/2018
Denise M. Uratake Denise Uratake	06/26/2018
Jillian C. Mccleaf	06/26/2018
Michelle M. Ichikawa	06/26/2018
Whitney R. Morgan aka Whitney Morgan	06/26/2018
Aimee J. Takushi aka Aimee Takushi	06/27/2018
Christina M. Senechal aka Christina Marie Senechal	06/27/2018
Kelly M. Hunter aka Kelly Hunter	06/27/2018
Hannah B. Baker aka Hannah Baker	06/28/2018
Jason C. Reed aka Jason Reed	06/28/2018
Jianwei Xie aka Jon Xie	06/28/2018
Kristen S. Ota aka Kristen Ota	06/28/2018
Kristin A. Hall aka Kristin Hall	06/28/2018
Melissa A. Tumbleson	06/29/2018
Mitsuko Lee	06/29/2018
Robert J. Kirkpatrick	06/29/2018
Samuel K. Pang	06/29/2018
Tara Apodaca	06/29/2018
Agne P. Murry aka Agnes P. Murry	07/02/2018
Alice M. Pasqual aka Alice Pasqual	07/02/2018
David J. Pere aka David Joseph Pere	07/02/2018
Jacinto L. Cua Jr.	07/02/2018
Kimihiro Mochizuki	07/02/2018
Michael J. Poole aka Michael Poole	07/02/2018
Tami J. Segó aka Tami Segó	07/02/2018
Alisha M. Brown aka Alisha Brown	07/03/2018
Crystal Ann K. Fragas aka Kanoe Fragas	07/03/2018
Elisha C. Wallace aka Elisha Wallace	07/03/2018
Kahara Ueno	07/03/2018
Lara E. Fergueson	07/03/2018
Leilani L. La Pean aka Leilani La Pean	07/03/2018
Jenna R. Madrid aka Jenna Rose Madrid	07/05/2018

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Leslie K. Ka'awaloa aka Kilinahe Ka'awaloa	07/05/2018
Nanea Marston	07/05/2018
Ciel Pia	07/06/2018
Peggy Sue Harrell	07/06/2018
Young Un Lee aka Irene Young Un Lee	07/06/2018
Daniel R. DeFoe aka Daniel DeFoe	07/09/2018
Elly Nonaka	07/09/2018
Etienne Handman	07/09/2018
James E. Tate Jr. aka Jim Tate	07/09/2018
Niita Yusuke	07/09/2018
Steven R. Galbraith aka Steven Galbraith	07/09/2018
Catherine A. Landis	07/10/2018
Harry J. Gonzalez aka Harry Gonzalez	07/10/2018
Jamaine K. R. Olson aka Jay Olson	07/10/2018
Stacy A. Manzo aka Stacy Manzo	07/10/2018
Leonard C. Transfiguracion aka Leo Transfiguracion	07/11/2018
Gina R. Iverson	07/12/2018
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Kauai Aloha Real Estates, Inc. John F. Friedman, PB	07/06/2018
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Holo I Mua Properties, LLC Halliene Walker, PB	06/18/2018
Ferry Realty, LLC Denise L. Lugo, PB	06/19/2018
Kohala Luxury Rentals, LLC Kohala Luxury Rentals Wendee Aono, PB	06/19/2018
Haas Realty, LLC Samantha Kate Haas, PB	06/22/2018
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Frank J. Supon	05/30/2018
Rebecca A. Supon	05/30/2018
Anthony M. Brown aka Anthony Mitchell Brown	06/25/2018
Shannon Leigh King dba Island Living Homes	07/05/2018
<u>Branch Office</u>	<u>Effective Date</u>
Elite Pacific Properties, LLC Stephen Cipres, PB	06/04/2018
Hawaii Life Real Estate Services, LLC dba Hawaii Life Matt Beall, PB	06/13/2018

Vacasa Vacation Rentals of Hawaii Llc dba Vacasa Hawaii Christina L. Dille, PB	07/10/2018
<u>Corp/Partnership/LLC/LLP Legal Name Change</u> Kauai Luxury Properties, Inc. fka Agent 007 Real Estate, Inc.	<u>Effective Date</u> 06/04/2018
<u>Legal Name Change (Individual)</u> Kelly S. Johnson fka Kelly J. Sullivan	<u>Effective Date</u> 05/02/2018
Meme Moody Potter aka Meme Moody fka Alexandra K. Moody	05/22/2018
<u>License Name Change (Individual)</u> Kelly S. Johnson aka Kelly Jean Johnson fka Kelly Jean Sullivan	<u>Effective Date</u> 05/02/2018
<u>Educational Equivalency Certificate</u> Jessica Canty Robin Denman Gilbert Paulina Kim Tran Kalen A. Fleming Jeff Ray LaFrance Mataiasi Eryce Finau Cecilie H. Bodman Gary Scott Roberts Michael Jay Hoth Melissa Michelitsch Selvidge	<u>Expiration Date</u> 06/19/2020 06/19/2020 06/19/2020 06/19/2020 06/20/2020 06/22/2020 06/22/2020 06/25/2020 06/28/2020 06/28/2020
<u>Equivalency to Uniform Section of Examination Certificate</u> Jessica Canty Robin Denman Gilbert Paulina Kim Tran Kalen A. Fleming Jeff Ray LaFrance Mataiasi Eryce Finau Cecilie H. Bodman Gary Scott Roberts Michael Jay Hoth Melissa Michelitsch Selvidge	<u>Expiration Date</u> 06/19/2020 06/19/2020 06/19/2020 06/19/2020 06/20/2020 06/22/2020 06/22/2020 06/25/2020 06/28/2020 06/28/2020
<u>Real Estate Broker Experience Certificate (BE)</u> Lisa Jaclyn Michelle MacKinnon Ann Velasquez Adeline Andres Jessica Canty Dylan William Jitsuo Nonaka Nerie Maneja Padamada Debra Sue Teichman Tracy A. Leverone Jeff Ray LaFrance Shayne M. Guthrie William Blake Howell	<u>Expiration Date</u> 06/19/2020 06/19/2020 06/19/2020 06/19/2020 06/19/2020 06/19/2020 06/19/2020 06/20/2020 06/20/2020 06/22/2020 06/22/2020

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Diandra Jade Dickinson	06/25/2020
Gary Scott Roberts	06/25/2020
Michael Jay Hoth	06/28/2020
Melissa Michelitsch Selvidge	06/28/2020

Restoration – Real Estate Salesperson

Lisa Dale Mathieu	<u>Effective Date</u> 06/22/2018
Kyle Tara Yokoyama	06/22/2018

Restoration – Real Estate Broker

Mitchell J. Weisberg aka Mitchell Weisberg	<u>Effective Date</u> 05/23/2018
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