

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: December 20, 2019

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/Honolulu Commissioner
Bruce Faulkner, Broker/Maui Commissioner
Sean Ginoza, Broker/Hawaii Island Commissioner
Aleta Klein, Broker/Honolulu Commissioner
Laurie A. Lee, Broker/Honolulu Commissioner – late arrival
John Love, Public Member/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
Derrick Yamane, Broker/Honolulu Commissioner

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

Others: Sandy Xay
Angelita Pasion
Courtney Brown
Lei S. Fukumura, Esq.

Call to Order: The Chair called the meeting to order at 9:07 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.

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.

Commissioner Lee arrived at 9:08 a.m.

Minutes of Previous Meeting

Upon a motion by Commissioner Ginoza, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the minutes of the November 22, 2019 meeting.

Committees and
Program of Work:

Laws and Rules Review Committee
Condominium Review Committee
Education Review Committee

Laws and Rules Review Committee – 2019 National Association of REALTORS® Conference & Expo Report

Commissioner Klein reported this year's conference & expo was phenomenal and that she attended presentations that were directly-related to the Real Estate Commission. Commissioner Klein stated that per NAR's economist, upcoming technology may prove challenging for the real estate industry. Commissioner Klein also shared tips from speaker and security expert, Frank Abagnale.

Condominium Review Committee – Multimedia Educational Campaign Advice, Education, and Referral

Senior Condominium Specialist Richelieu requested approval from the Commission to commence solicitation for a multimedia educational campaign. Senior Specialist Richelieu informed the Commission that based upon discussions with the department's Communications Officer, a Request for Information (RFI) was essential to gather information in order to draft an effective Request for Quotation (RFP) for a multimedia educational campaign.

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

Licensing –
Ratification:

Upon a motion by Commissioner Klein, seconded by Commissioner Faulkner, it was voted on and unanimously carried to ratify the December 20, 2019, Approved Applications List.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 9:21 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 Stephanie L. Regucera: REC 2019-164-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 License of Leeann Starinieri: REC 2019-162-L

Upon a motion by Commissioner Klein, 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 Benjamin F. Chapman, III: REC 2019-165-L

Upon a motion by Commissioner Faulkner, seconded by Commissioner Lee, 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 9:36 a.m.

Chair Pang announced he would be taking agenda items out of order for efficiency purposes.

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:

Sandy Xay

Ms. Xay was present and was asked if she wished to have her request to remove conditions on her real estate broker license considered in executive session. She accepted the offer.

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)(8), HRS, "To deliberate or make a decision upon a matter that requires the consideration of information that must be kept confidential pursuant to a state or federal law, or a court order." 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.

Committees and
Program of Work:

Laws and Rules Review Committee
Condominium Review Committee
Education Review Committee

Condominium Review Committee – Multimedia Educational Campaign
Advice, Education, and Referral

Commissioner Lee questioned the costs associated with an RFI and an RFP. Senior Condominium Specialist Richelieu responded costs were unknown at this time however, upon conclusion of the RFI, she will report findings to the Commission for their approval before advertising for the RFP.

Upon a motion by Commissioner Arakaki, seconded by Commissioner Kyono, it was moved to approve the request for a Request for Information and a Request for Proposal for a multimedia educational campaign advice, education, and referral. The motion was voted on and unanimously carried.

Licensing –
Applications:

Cynthia Ann Medina

After review of the information presented by the applicant, Commissioner Arakaki moved to approve the real estate salesperson's license of Cynthia Ann Medina 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 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(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.

Diana Hegmann

After review of the information presented by the applicant, Commissioner Pang moved to approve the real estate broker license of Diana Hegmann. Commissioner Ginoza seconded the motion. The motion was voted on and unanimously carried.

Grace Helene Bradshaw fka Grace Helene Forney

After review of the information presented by the applicant, Commissioner Lee moved to approve the removal of the conditions attached to the real estate salesperson license of Grace Helene Bradshaw. Commissioner Arakaki seconded the motion. The motion was voted on and unanimously carried.

Sandy Xay

After review of the information presented by the applicant, Commissioner Ginoza moved to deny the request for removal of the conditions attached to the real estate broker license of Sandy Xay. Commissioner Kyono seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, January 24, 2020
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 10:10 a.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

December 27, 2019

Date

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

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON December 20, 2019

<u>Brokers – Individual</u>	<u>Effective Date</u>
Michael J. Despard aka Mike Despard	10/25/2019
Damon B. Rhys	11/04/2019
Todd A. Mills	11/05/2019
Darlene C. Dabbling	11/06/2019
Marlena A. Magdalin	11/06/2019
James K. Knutson	11/07/2019
John C. Brown aka John Brown	11/18/2019
Amy L. Alexander aka Amy Lynn Alexander	11/20/2019
Jon T. Yamashita aka Jon Yamashita	11/25/2019
Mark B. Toohey	11/25/2019
Joseph George Harosky aka Joe Harosky	11/27/2019
Lornalyn A. Harosky aka Leian Harosky	11/27/2019
Cynthia L. Plemer aka Cindy Plemer	12/02/2019
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Donavan M. Otoole	11/01/2019
Mariko Ravago	11/01/2019
Mari C. Arakawa	11/01/2019
Claburn Z. Baize aka Claburn Zane Baize	11/04/2019
Chloe K. Rennagel	11/04/2019
Brigette N. O'Shaughnessy aka Brigette Nalani O'Shaughnessy	11/04/2019
Victor M. Rivera aka Victor Rivera	11/04/2019
Gina L. Sparks aka Gina Sparks	11/05/2019
Marilena C. Matache aka Carmen Matache	11/05/2019
Staci L. Wolff aka Staci Wolff	11/05/2019
Katrina D. Obiena aka Katrina Obiena	11/05/2019
Christopher B. Anderson aka Christopher Anderson	11/06/2019
Dana L. Palumbo aka Dana Palumbo	11/06/2019
Andrew Boorman	11/06/2019
Loki M. Vares aka Loki Vares	11/06/2019
Jasmine Johnson	11/06/2019
George Lee aka Ming Lee	11/07/2019
Modesto X. Reyes	11/07/2019

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Valeria Baranets aka Valery Baranets	11/07/2019
Larissa L. H. Marks	11/08/2019
Heber A. Portillo Cruz aka Heber Portillo Cruz	11/08/2019
George A. Kaufusi aka George Kaufusi	11/08/2019
Haley Pollan	11/08/2019
Loc T. Pham aka Loc Pham	11/08/2019
Tsuyako Fujii	11/08/2019
Sam P. K. Matola	11/12/2019
Anna I. Gokieli aka Anna Gokieli	11/12/2019
Terry S. Robinson	11/12/2019
William C. Toney aka W. Christopher Toney	11/12/2019
Robert H. Benham	11/12/2019
Nancy T. Alton aka Nancy Alton	11/12/2019
David A. Schulz	11/12/2019
Kelly L. Popejoy aka Kelly Lee Popejoy	11/12/2019
Sean A. Moore aka Sean Alexander Moore	11/13/2019
Damien K. Thomas	11/13/2019
Kristen J. Greene aka Kristen Greene	11/14/2019
Paulina K. Tran aka Paulina Kim Tran	11/14/2019
Kelsey A. Carter aka Kelsey Carter	11/15/2019
Vivian S. Calderon Guzman	11/15/2019
Don L. Robinson aka Don Kojima Robinson	11/15/2019
Angela M. Montondo aka Angela McDougald Montondo	11/15/2019
Christina L. Lynch	11/18/2019
Genevieve S. Griffiths aka Genevieve Griffiths	11/18/2019
Kristen A. M. Nicholson aka Kristen Nicholson	11/18/2019
Jhon-Jhon S. Pelayo aka John Pelayo	11/19/2019
Timothy M. Hunter aka Tim Hunter	11/19/2019
Melissa Anne H. Fujimoto aka Haunani Fujimoto	11/19/2019
Laura E. Grant aka Laura Grant	11/20/2019
Leanna S. Wolff aka Leanna Wolff	11/20/2019
Cynthia H. Eastman aka Cindy Hatch Eastman	11/20/2019
Gabriela R. Ramirez aka Gabriela Ramirez	11/21/2019

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Ricardo J. Rubio aka Ricardo Rubio	11/21/2019
Jannela D. Skees aka Jannela Skees	11/21/2019
Kelli A. Otsuka aka Kelli Otsuka	11/22/2019
Tara T. Kapoi	11/22/2019
Jonathan M. Serapion aka Jon Serapion	11/22/2019
Kenneth L. Teems aka Luke Teems	11/22/2019
Nicholas A. Russ	11/25/2019
Aron J. Graziano aka Aron Joseph Graziano	11/25/2019
Jimmie L. Davis	11/25/2019
Geza Imre Alhegyi aka Geza Alhegyi	11/27/2019
Brent James	11/27/2019
Tiphany M. Myers aka Tiphany Myers	11/27/2019
Timothy G. Cleland	11/27/2019
Robert M. Bordan aka Rob Bordan	11/27/2019
Yuriko Yano	11/27/2019
Edward R. Fatula aka Ed Fatula	11/29/2019
Spencer B. Southwell aka Spencer Bryant Southwell	11/29/2019
Mateo R. Manzari aka Mateo Manzari	11/29/2019
Dana Alexis B. Manzano aka Dana Manzano	11/29/2019
Kassandra S. McDougald aka Kassandra McDougald	11/29/2019
Eunice Y. Reyes	11/29/2019
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
HomeLight, Inc. James Knutson, PB	11/07/2019
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Olive Tree Realty, LLC Gloria Y. H. Kim, PB	10/03/2019
Big Island Real Estate Properties, LLC Darlene C. Dabbling, PB	11/06/2019
Ward Village Commercial, LLC Kyle Michibata, PB	11/22/2019
Bumblebee, LLC Jana Walden, PB	12/03/2019
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Theodore A Miller Jr. aka Ted Miller	11/04/2019
Kimberly L. Estrella	11/06/2019
Marlena A. Magdalin	11/06/2019
Zandra Amaral Crouse dba 'Aina Hawaii ZEE Properties	11/14/2019
Christine A. Nakashima-Heise	11/20/2019

<u>Branch Office</u>	<u>Effective Date</u>
Hawaii Life Real Estate Services, LLC (RBO-19928-24 / Hawaii) Matt Beal, PB	10/17/2019
Hawaii Life Real Estate Services, LLC (RBO-19928-25 / Honolulu) Matt Beal, PB	10/17/2019
<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
Family International Realty, LLC fka Family Advisors Realty, LLC	11/07/2019
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Robyn L. Pruet fka Robyn L. Ing	10/30/2019
Tracy Mary Regan fka Tracy Regan Pulido	11/06/2019
Vanessa Joy Baldos Domingo fka Vanessa Joy V. Baldos	11/12/2019
Chelsea Mock Chew fka Chelsea C. K. Tabac	11/12/2019
Yuki Knight aka Yuki Sakaguchi	11/18/2019
Kayoko Kabayama fka Kayoko Matoba	11/19/2019
Ruth Eden Bajet Manzano Javier fka Ruth E. B. Manzano	11/21/2019
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Robyn L. Pruet aka Robyn Pruet fka Robyn Ing	10/30/2019
Chelsea Mock Chew aka Chelsea C. K. Mock Chew fka Chelsea Tabac	11/12/2019
<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Matthew David Silvey	11/20/2021
Jennifer Anne Thacher Finch	11/20/2021
Jeffrey Allen Manier	11/21/2021
Malia Kinimaka Freund	11/21/2021
Tina Hong Do	11/21/2021
Cindy Bourdier	11/21/2021
Frank Saldana Jr.	11/26/2021
Iman Sohrabi	11/26/2021
Jamil Don Bilem	11/26/2021
Maleigha Delyse Carlisle	11/26/2021
Carol Louise Doyel	11/26/2021
Ryan Jesse Hammond	11/26/2021
Lynn Anne Carlomagno Duggan	11/26/2021
Sarabit Kahlon	12/02/2021
Joseph Clyde Mobbly	12/02/2021
David Michael Kreutzer	12/02/2021
Matthew Carter	12/02/2021
Christine Nelson Monzo	12/02/2021
Fabiola Roll	12/02/2021
Tyler Morrison Kropf	12/05/2019
Terese C. Hiram	12/05/2019

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Matthew David Silvey	11/20/2021
Jennifer Anne Thacher Finch	11/20/2021
Jeffrey Allen Manier	11/21/2021
Tina Hong Do	11/21/2021
Frank Saldana Jr.	11/26/2021
Iman Sohrabi	11/26/2021
Maleigha Delyse Carlisle	11/26/2021
Carol Louise Doyel	11/26/2021
Ryan Jesse Hammond	11/26/2021
Lynn Anne Carlomagno Duggan	11/26/2021
Sarabit Kahlon	12/02/2021
David Michael Kreutzer	12/02/2019
Christine Nelson Monzo	12/02/2021
Fabiola Roll	12/02/2021

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Craig L. Neher	11/14/2021
Huanbo Yu	11/18/2021
Jennifer Anne Thacher Finch	11/20/2021
Peggy Sin Yi Tong Kong	11/20/2021
Jeffrey Allen Manier	11/21/2021
Tina Hong Do	11/21/2021
Sheldon Hon Chew Lau	11/21/2021
Donavan Manuwai Kapiko	11/21/2021
Chad Akira Nakagawa	11/26/2021
Ryan Jesse Hammond	11/26/2021
Lynn Anne Carlomagno Duggan	11/26/2021
John Nicholas Mann	12/02/2021
Joseph Clyde Mobbley	12/02/2021
Aaron Charles Jones	12/02/2021
Eric K. Yamamoto	12/02/2021
Ashley D. Smith	12/02/2021
Fabiola Roll	12/02/2021

Restoration – Real Estate Salesperson

	<u>Effective Date</u>
Hani Lehua Caiserman	11/12/2019

Restoration – Real Estate Broker

	<u>Effective Date</u>
Mary Claire Quella	10/15/2019