

**REAL ESTATE COMMISSION MEETING**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

**AGENDA**

Date: Friday, February 27, 2026  
Time: 9:00 a.m.  
Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Agenda: Posted on the State electronic calendar as required by HRS section 92-7(b).

If you wish to submit written testimony on any agenda item, please email your testimony to [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov) or by hard copy mail to: Attn: Real Estate Commission, 335 Merchant Street, Room 333, Honolulu, HI 96813. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the Board members.

Members of the public may attend the meeting in person at 335 Merchant Street, in the Queen Liliuokalani Conference Room. Subject to the availability of 'Ōlelo personnel, members of the public may also view the meeting by internet live streaming at <https://olelo.org/tune-in/channels/>, and by televised live broadcast on 'Ōlelo TV (scheduled for channel 49, but subject to change).

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.

1. Call to Order, Public Notice, Quorum
2. Chair's Report
3. Executive Officer's Report
  - a. Announcements  
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 any 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.
  - b. Introductions, Correspondence and Additional Distributions
    - 1) Raelene Tenno – Introduction and Overview of HCCA Educational Programs.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (844) 808-3222 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

- c. Minutes of Previous Meeting – January 23, 2026
- 4. Committees and Program of Work
  - a. Laws and Rules Review Committee
    - 1) Regulated Industries Complaints Office (RICO) Request for Informal Non-Binding Interpretation Regarding Place of Business within Hawaii with Respect to Hawaii Revised Statutes (HRS) §467-12, and Virtual Offices
    - 2) Legislative and Government Participation Report
      - a) House Bill No. 1749 H.D.1 Relating to Cesspools – Beginning 1/1/2027, requires sellers to provide buyers with a wastewater system disclosure form before the execution of a real estate purchase contract. Requires the Department of Health and Real Estate Commission to develop a standardized wastewater system disclosure form by 11/1/2026. Establishes penalties.
      - b) House Bill No. 1849 H.D.1 Relating to Licensing – Removes the barrier requiring applicants for professional or vocational licensing to be United States citizens, United States nationals, or persons with work visas. Allows applicants to provide individual tax identification numbers in lieu of social security numbers if all other requirements are met.
      - c) Senate Bill No. 2433 Relating to Condominiums – Requires the Real Estate Commission to adopt rules to recognize and define condominium unit owners as stakeholders. Requires the Real Estate Commission to involve condominium unit owners in consultations and activities funded by the Condominium Education Trust Fund.
      - d) Senate Bill No. 2806 S.D.1 Relating to Real Estate – Prohibits real estate brokers from listing or offering the sale or lease of residential real estate to a limited or exclusive group of prospective buyers, real estate brokers, or real estate salespersons, with limited exceptions. Deems the practice an unfair or deceptive trade or practice subject to penalties and grounds for discipline.
      - e) Senate Bill 2838 Relating to Condominiums – Requires the Department of Commerce and Consumer Affairs to establish a publicly accessible online portal for condominium association information and documents submitted to the Real Estate Commission with registrations, to be funded by an additional Condominium Education Trust Fund Fee. Requires a condominium association to provide information and documents for publication on the online portal, maintain records, and make records available to a unit owner within a specified timeframe upon request. Authorizes unit owners to recover reasonable attorneys' fees and costs if they prevail in proceedings related to a condominium association's failure to make documents available upon request within a specified timeframe.
      - f) Senate Bill 2840 Relating to Condominiums – Enables condominium

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associations of twenty or fewer units to determine by vote at the association's annual meeting not to undertake a reserve study review.

- 3) Budget and Finance Report – Real Estate Recovery Fund, December 31, 2025.
- b. Condominium Review Committee
- 1) Rulemaking, Chapter 107 / 119 – Status Update on the Commission's Proposed Condominium Rules; Simultaneous Repeal of Hawaii Administrative Rules ("HAR") Chapter 16-107, Relating to Horizontal Property Regimes, and Adoption of HAR Chapters 16-119. 1 through 16-119.8, Relating to Condominiums
  - 2) Consumer Education - Hawaiiana Management's Kona Board Seminar – staff report
  - 3) Condominium Projects and Developer's Public Reports - Hawaii City Plaza, Registration #8245 – Termination of Condominium Registration, 514B-67(a)(4), HRS
  - 4) Budget and Finance Report – Condominium Education Trust Fund, December 31, 2025.
- 2) Education Review Committee
- 1) Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
    - a) Administrative Issues – Continuing Education Providers and Courses Ratification List
    - b) Course – “Case Studies in Risk and Client Care in Other Jurisdictions – Learning from Others”; Author/Owner – David Catanzaro; Provider – REMI School of Real Estate; Course Category – Contracts, Property Management, Risk Management, Broker Management; Clock Hours – 3
    - c) Course – “Hawaii Administrative Actions – Learning from Others”; Author/Owner – David Catanzaro; Provider – REMI School of Real Estate; Course Category – Contracts, Real Estate Law, Dispute Resolution, Property Management, Property Ownership and Development, Risk Management, Broker Management, Other; Clock Hours – 3
    - d) Course – “Bridging the Gap: Understanding Affordable Housing Programs”; Author/Owner – Lee Wang.; Provider – Poha School of Real Estate; Course Category – Finance, Property Ownership and Development; Clock Hours – 3
    - e) Course – “Hazardous Materials and Toxic Substances in Residential and Commercial Properties”; Author/Owner – Diane L.K. Fujikami; Provider – Real Estate School Hawaii; Course Category – Risk Management, Other; Clock Hours – 3
    - f) Course – “AI in Modern Real Estate Practice: Intentional Tools & Best Practices For Licensed Professionals”; Author/Owner – Lisa

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- Nakamura; Provider – Real Estate School Hawaii; Course Category – Real Estate Law, Technology and the Licensee, Other; Clock Hours – 3
- g)** Course – “AI Agentics: The Next Evolution of AI in Real Estate”; Author/Owner – Shari S. Motooka-Higa; Provider – Shari S. Motooka-Higa; Course Category – Risk Management, Technology and the Licensee; Clock Hours - 3
  - h)** Course – “Creating Housing Opportunity”; Author/Owner – Nate Johnson; Provider – Hawaii Island Realtors; Course Category – Property Ownership and Development, Other; Clock Hours – 3
  - i)** Course – “Focus on Fair Housing”; Author/Owner – Nate Johnson; Provider – Hawaii Island Realtors; Course Category – Other; Clock Hours - 3
  - j)** Course – “We Can Work It Out”; Author/Owner – Nate Johnson; Provider – Hawaii Island Realtors; Course Category – Contracts, Other; Clock Hours – 3
- 2)** Budget and Finance Report – Real Estate Education Fund, December 31, 2025.
- 5.** Licensing and Registration – Ratification (see attached)
- 6.** Licensing – Applications
- a.** Ernesto Aguila
- 7.** Next Meeting: Friday, March 27, 2026, 9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii
- 8.** Adjournment

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APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON FEBRUARY 27, 2026

<u>Brokers – Individual</u>	<u>Effective Date</u>
Deqin Guan aka Annie Guan	01/06/2026
Jadean D K Decastro	01/07/2026
Reyn Jiro Tomosada aka Reyn Tomosada	01/07/2026
Sophia Y Suzukawa-Tseng	01/13/2026
Sailor Violet Bockius aka Sailor Bockius	01/16/2026
David John Hubbard aka David Hubbard	01/16/2026
Kelly Miwa Mizoguchi-Cereleja aka Kelly M Mizoguchi-Cereleja	01/20/2026
Zachary Nathaniel Skousen Lanser aka Zachary Lanser	01/23/2026
Jordan Ikuji Shiraishi Kukino aka Jordan Kukino	01/29/2026
Jason Daniel Coriano	01/30/2026
Linda A Cobb aka Linda Cobb	01/30/2026
Noelani E Spencer	02/02/2026
Bernadette Adel Hanna	02/06/2026
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Robert James Holland aka Bob Holland	01/12/2026
Michael Gonzales Mateo aka Michael G Mateo	01/26/2026
Akiko Endo	01/05/2026
Jordan AK Shickan aka Kumu Shickan	01/06/2026
Jeffrey Alan Donnell Jr aka Jeffrey Donnell Jr	01/06/2026
Peter Paul Castillejos aka Pete Castillejos	01/07/2026
Masae Yamaguchi aka Jacob Lee	01/07/2026
Johnny Yi Ren Zhang aka Johnny Zhang	01/07/2026
Daisy Elaine Bryce aka Daisy Bryce	01/07/2026
Michiyo Odani Thompson aka Michiyo Thompson	01/08/2026

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Kayo McDanal	01/08/2026
Elizabeth Au	01/08/2026
Alison Joy Pearce	01/08/2026
Azumi Matsuoka	01/09/2026
Leilani Kennard	01/09/2026
aka Lani Kennard	
Michael Nicolosi	01/09/2026
Michelle Aguinaldo Flemming	01/09/2026
aka Michelle Flemming	
Kiele E Schwinn	01/12/2026
aka Kiele Schwinn	
Hiep Vu Nguyen	01/12/2026
Gregory Lawrence Ryan	01/12/2026
Jason Torrano Maltezo	01/12/2026
Joy Lynn Millheim	01/13/2026
aka Joy Millheim	
Kaitlin M K Galimba	01/13/2026
aka Kaitlin Galimba	
Hagyoon Choi	01/13/2026
Patricia Aguiar Hoyt	01/13/2026
aka Pati Hoyt	
Mona Shamoto Hirose	01/14/2026
aka Mona Hirose	
David Arnold Bowen	01/14/2026
aka David Bowen	
Noah Fouts	01/14/2026
Alexander Jacob Fajardo Hernandez	01/14/2026
Noah Tai Kawaguchi	01/14/2026
aka Noah Kawaguchi	
Karen Karyan Ouk	01/14/2026
aka Karen Ouk	
Do Hyung Lee	01/14/2026
aka Do Lee	
Gabriel Alejandro Chavez Sanchez	01/15/2026
aka Gabriel Chavez Sanchez	
Melissa Eve Seggelke	01/15/2026
aka Melissa Seggelke	
Manuel Tony Wong Cam	01/16/2026
aka Tony Wong Cam	
Elizabeth Joo Lee	01/16/2026
aka Elizabeth Lee	
Naida Likolehua Banning	01/16/2026
Baron Jon Obata	01/20/2026
aka Baron J Obata	
Devin Finn	01/20/2026
Julia Lynn Crandall	01/20/2026

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aka Julia Crandall	
Sentiera Qualina Stricklin	01/20/2026
Johnson K Chuc	01/20/2026
aka Johnson Chuc	
Saundra Reanne Connolly	01/20/2026
aka Saundra R Connolly	
Summer Kahealani Azman	01/20/2026
aka Kahea Azman	
Peter Park	01/20/2026
Lori Kim Gutierrez	01/21/2026
Mei Koda Nam	01/21/2026
Mei Lai Tracy On	01/21/2026
LaTasha Marie Baldwin	01/21/2026
aka LaTasha Baldwin	
Brandon Kaiana O Kekahi Botelho	01/22/2026
aka Brandon Botelho	
Christopher Daniel Holt	01/22/2026
aka Chirs Topher D Holt	
Victoria Diane Ozoa Espinosa	01/23/2026
Emilynn Joy Reyes	01/23/2026
aka Emilynn Reyes	
Jayne N Depontes	01/26/2026
aka Nainoa Depontes	
Marc David Beauregard	01/26/2026
Jamie Hoomaikaii Hepa	01/26/2026
aka Jamie Hepa	
Jeeyoung Jeanine Song Lee	01/26/2026
aka Jeanine Lee	
Eunyoung Choi Mckenney	01/27/2026
aka Eunyoung Mckenney	
Maile Alohalani Baker	01/27/2026
aka Maile Baker	
Tomoko Tucker	01/27/2026
Alivia Pualani Prattas	01/27/2026
aka Alivia Prattas	
Eliot Anastacio Demello	01/27/2026
aka Eliot A Demello	
Kim Yukino Kirsch	01/27/2026
aka Kim Kirsch	
Shannon Marie Ankney	01/27/2026
Reece Pamaiheui Hooton	01/28/2026
aka Reece Hooton	
Cynthia C Lee	01/29/2026
aka Cindy Lee	
June Seo Pak	01/29/2026
aka June Pak	

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Timothy Munley	01/30/2026
Christian Xavier Ballou aka Chrisitan Ballou	01/30/2026
Christopher Anthony Galang aka Chris Galang	01/30/2026
Alfred Max Edwin Stein aka Alfred Stein	01/30/2026
Emma Jane Malia Deguair aka Emma Jane Deguair	02/02/2026
Ena Annette Onami aka Ena Onami	02/02/2026
Christopher D Martelles aka Chris Martelles	02/02/2026
Tianhui Zhu aka Julia Zhu	02/02/2026
Derrick L Aspera	02/02/2026
Todd Garrett Simpson aka Todd Simpson	02/02/2026
Isiah Samuel Hu aka Isaiah Hu	02/03/2026
Ievgen Goncharov aka Ievgen Z Goncharov	02/03/2026
Anna Mae Joalyn Vallejos Hernandez-Sildora aka Anna Mae Joalyn Hernandez-Sildora	02/04/2026
Mika Hara	02/04/2026
Hamana C Ventura aka Hamana Ventura	02/04/2026
Nana Jiang	02/05/2026
Sara E McKibbin aka Sara McKibbin	02/06/2026
Albert Suh	02/06/2026
Julie Ann George aka Julie George	02/06/2026
Erika Aulii Lavoie	02/06/2026
Chase V Demary aka Chase Demary	02/10/2026
Emilie Carissa Fuji aka Emilie Fuji	02/10/2026
Kanai Moroni Kapele	02/10/2026
Alek Voyer-Colbath	02/11/2026
Makalii Lani Kalepa Oliveira	02/11/2026
Barbara Jean Covert aka Barbara Covert	02/11/2026

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Manakai Property Management LLC	01/07/2026

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Jadean D K Decastro, PB Kamen Realty & Development LLC Terry P Kamen, PB	01/12/2026
Central Oahu Real Estate LLC Joshua Martin, PB	01/13/2026
Cardinal Pacific LLC dba Cardinal Pacific Residential Martin Nguyen, PB	01/14/2026
Hawaii Dream Homes LLC dba Hawaii Dream Property Management Charelle Zimnicki, PB	02/04/2026

<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Richard G. Clayton	01/14/2026
Katie Minkus	02/05/2026

<u>Trade Name</u>	<u>Effective Date</u>
James L k Dahlberg Broker LLC dba Aloha Hawaii Realty <u>Legal Name Change (Individual)</u>	01/15/2026
<u>Effective Date</u>	
Mariko J Wakuya nka Mariko Jacqueline Daniels Kay fka Mariko J Wakuya	12/29/2025
Katharina Kaemmerer nka Katharina Findlay fka Katharina Kaemmerer	01/02/2026
Jae Won Choi nka Jace Jae Won Che fka Jae Won Choi	01/20/2026
Carol Chona A Montesines-Sonido nka Carol Chona Arcigal Montesines-Sonido aka Carol Chona A Montesines-Sonido	01/22/2026
Jasmine L D Olarti nka Jasmine Lilly Dias aka Jas Dias	01/16/2026
Spencer Carolyn Alohaui`imaluhia Aguiar nka Spencer Carolyn Alohaui`imaluhia Aguiar Potter fka Spencer Carolyn Alohaui`imaluhia Aguiar	01/28/2026
Anna Katrina Falogme nka Anna Katrina Frerk fka Anna Katrina Falogme Frerk	01/21/2026
Ciena S Alagao nka Ciena Sooniem Alagao-Pascual fka Ciena Sooniem Alagao	01/28/2026

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
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Michelle Catherine Kenney aka Michelle Kenney	01/07/2026
Cherryllle Ku`uipomakamae Pascua aka Cherryllle K Pascua	01/07/2026
Hsing Ying Lee aka Patricia Lee	01/14/2026
Jace Jae Won Che aka Jace Che	01/20/2026
Nova Leyva nka Nani Sanchez fka Nova Leyva	01/21/2026
Anna Katrina Frerk nka Kate Frerk fka Anna Katrina Falogme	01/21/2026
Spencer Carolyn Alohau`imaluhia Aguiar nka Spencer Potter fka Spencer Aguiar	02/02/2026

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Morghan Dorada Grey	01/08/2028
Troy Ross Phillips	01/20/2028
David Michael Narciso Marsh	01/23/2028
Raymond Scott White	01/27/2028
Remy Omata Pascine	01/28/2028
Dawn Marie Heinemann	01/27/2028
Marjan Naimi	01/29/2028
Jessica Mahealani Bartlett	02/03/2028
Terilynn Ruh	02/05/2028
Summer Rose Thomas	02/05/2028

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Morgahn Dorada Grey	01/08/2028
Troy Ross Phillips	01/20/2028
David Michael Narciso Marsh	01/23/2028
Raymond Scott White	01/27/2028
Remy Omata Pascine	01/28/2028
Dawn Marie Heinemann	01/27/2028
Marjan Naimi	01/29/2028
Terilynn Ruh	02/05/2028

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Renee Mulliken	01/08/2028
Morgahn Dorada Grey	01/08/2028
Daniel Brady Cromwell	01/12/2028
Dayna Anne Robertson	01/12/2028
Laura Ing Baker	01/21/2028

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Tiare K Kabazawa	01/21/2028
Jessica Margaret Oyanagi	01/23/2028
Monik Taing	01/28/2028
Remy Omata Pascine	01/28/2028
Dawn Marie Heinemann	01/27/2028

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**REAL ESTATE COMMISSION**  
**February 27, 2026**

**ADDITIONAL DISTRIBUTION**

4. Committees and Program of Work
  - a. Laws and Rules Review Committee
    - 2) Legislative and Government Participation Report
      - c) Senate Bill No. 2433 Relating to Condominiums – Requires the Real Estate Commission to adopt rules to recognize and define condominium unit owners as stakeholders. Requires the Real Estate Commission to involve condominium unit owners in consultations and activities funded by the Condominium Education Trust Fund.
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