

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 posted to the State electronic calendar and filed with the Office of the Lieutenant Governor, as required by Section 92-7(b), Hawaii Revised Statutes. A recording of the meeting is available at the following link: <https://youtu.be/xSrMCfKuirc>

Date: February 27, 2026

Time: 9:00 am

Physical Location: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, 1st Floor
Honolulu, Hawaii

Present: Derrick Yamane, Chair, Broker/Honolulu Commissioner
John Love, Public Member/Honolulu Commissioner – Early Departure
Russell Kyono, Broker/Kauai Commissioner – Early Departure
P. Denise La Costa, Broker/Maui Commissioner
Richard Emery, Broker/Honolulu Commissioner – Early Departure
Audrey Abe, Broker/Honolulu Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner
Frank Goodale, Broker/Hawaii Island Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Kristen Kekoa, Senior Real Estate Specialist
Kedin Kleinhans, Senior Condominium Specialist
Nohelani Jackson, Real Estate Specialist
Dathan Choy, Condominium Specialist
Rochelle Araki, Condominium Specialist
Shari Wong, Deputy Attorney General – Early Departure
Tammy Norton, Administrative Assistant
Lucian Saikevych, Administrative Assistant

Others: Raelene Tenno, Hawaii Council of Community Associations
Paul Galindo, Regulated Industries Complaints Office
Lila Mower
Gregory Misakian
Zhong Fang
Lisa
Courtney Hara, Hawaii Association of REALTORS
Lee Wang
Gloria Jean Ezekiel

Absent: Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:10 a.m., at which time quorum was established by roll call.

Chair's Report: 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.

Vice Chair Senter was excused from the meeting. Prior notification of her non-attendance was received.

Executive Officer's Report: Executive Officer Ino announced that 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.

Introductions, Correspondence, and Additional Distributions

Raelene Tenno, Education Chair for the Hawaii Council of Community Associations (HCCA) reported that HCCA was organized in 1975 with the purpose of educating condominium board members. She further commented that HCCA offers educational seminars and provided samples of their published handouts for the Commission to view. Ms. Tenno noted that HCCA works in conjunction with CAI Hawaii to ensure that their educational seminars do not conflict with each other. HCCA will be offering its budget and reserve preparation seminar on June 13, 2026 at the Ala Moana Hotel.

Gregory Misakian commented that Ms. Tenno's group provides educational classes to condominium owners and he sees the DCCA doing a push to provide information on organizations offering educational classes. He inquired how he would go about getting an organization's educational courses "pushed" by the Commission.

Senior Condominium Specialist Kleinhans responded that Mr. Misakian may be referring to the Commission's quarterly condominium email blast which includes information about organizations that provide educational courses to condominium owners, including those that do not have contracts with the Commission. Senior Condominium Specialist Kleinhans also mentioned that if Mr. Misakian had a similar organization that provided educational courses, he could similarly request that his organization's educational courses be included in the email blast.

Mr. Misakian commented that "it is concerning" that the courses do not go through a process of certification and that there is "no purview of making sure that the DCCA is agreeing or the Real Estate Commission is agreeing that these are the courses that we want to present to the public." Mr. Misakian also mentioned people having to pay "a large fee to go to those courses, so you guys (Real Estate Commission) are pitching a payment – I don't know if that is even allowed, unless they are certified with the State."

Chair Yamane responded that Mr. Misakian's concerns were noted and that staff will examine those concerns.

Minutes of Previous Meeting

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to accept the minutes of the January 23, 2026, meeting.

Committees and
Program of Work:

Laws and Rules Review Committee

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 Legislative and Government Participation Report

Paul Galindo of DCCA's Regulated Industries Complaints Office (RICO) was present and available for questions.

Upon a motion by Commissioner Love, seconded by Commissioner La Costa, it was voted on and unanimously carried to take RICO's Request for Informal Non-Binding Interpretation Regarding Place of Business within Hawaii with Respect to Hawaii Revised Statutes (HRS) §467-12, and Virtual Offices Legislative and Government Participation Report under advisement.

Legislative and Government Participation Report

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.

Commissioner La Costa brought to the attention of the Commission, page 4 line 9, "the seller shall have no duty to examine any public record when preparing a disclosure statement" and questioned why "b" and "d" were underlined.

Chair Yamane clarified that the only changes to page 4, line 9 were to make alphanumeric corrections to the section, the language remained current.

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.

Chair Yamane asked the commissioners whether they had any questions regarding HB 1949 H.D. 1. The commissioners had no questions.

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.

Commissioner Andrews asked whether there was a legal term attached to "stakeholder."

Commissioner Emery commented that the industry submitted testimony objecting to the term “stakeholder.”

Commissioner La Costa brought to the attention of the Commission, page 3 line 12, “the commission shall use all moneys in the condominium education trust fund for purposes consistent with subsection.” and asked whether this is the budget that the commission receives from the condominium trust fund periodically.

Both Chair Yamane and Executive Office Ino answered yes.

Lila Mower said she was speaking on behalf of her colleague Lourdes Scheibert. Both Ms. Mower and Ms. Scheibert after being told by various people in authority that they are not stakeholders looked up the legal definition of “stakeholder” in the Hawaii Revised Statutes and it is not defined. According to Ms. Mower a “stakeholder” is defined as an interested party, if condominium owners are not “the stakeholders”, what are they, just “the cash cows to fund these industries.” Ms. Mower went on to say that condominium owners want to be recognized as “stakeholders.” She also brought to the attention of the commission the S.D. 1 version of S.B. 2433 and that the version takes away the definition of condominium owners being considered “stakeholders.” Ms. Mower asked the commission for their support in their efforts to define condominium owners as “stakeholders.”

Commissioner Abe asked Ms. Mower what her definition of a “stakeholder” is.

Ms. Mower answered that condo owners want to be “stakeholders” just how the condominium industry and management are recognized as “stakeholders.” She went on to say that condominium owners just want to fall under the same umbrella of that definition. Ms. Mower said that condominium owners “are not an interested party (they) are the interested party.” Without condominium owners, “the condo industry does not exist how can (condominium owners) not be stakeholders.”

Commissioner Goodale asked for clarification on how she would define “stakeholders” without the reliance on others to define it.

Ms. Mower commented that she is not an attorney and so she is “not going to define stakeholders for anyone, however (condominium owners) should not be excluded.” She went on to say that condominium owners are dismissed because they are not considered “stakeholders.”

Commissioner Goodale followed up by asking who Ms. Mower considered “stakeholders.”

Ms. Mower said that condominium owners, maintenance and management of condominiums, association attorneys, and people involved in condominium education are who she considers as “stakeholders” “because they have an interest in the governance” of condominiums.

Commissioner Goodale asked what rights are being excluded from condominium owners.

Ms. Mower said some of the rights include condominium owners not being considered consultants. She said there is a difference between someone that owns a condominium and someone that represents condominium owners. According to

Ms. Mower “one is a little bit more assertive, more advocating, of (condominium owners) rights.”

Commissioner La Costa brought to the attention of the Commission, page 7 line 20 and whether that is what Ms. Mower is advocating for.

Ms. Mower agreed.

Mr. Misakian wanted to confirm whether there were members of the real estate commission that were not real estate agents or brokers.

Commissioner Love responded that he is not a licensee.

Mr. Misakian commented that the position of a stakeholder is to basically have a seat at the table. As a condominium owner, Mr. Misakian noted that he would like a seat at the table on committee meetings related to condominiums and that condominium owners should have a seat at the table so that every condominium owner can have a fair and level playing field.

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.

The Commission reviewed the bill and had no questions.

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.

Commissioner Abe brought to the attention of the Commission, page 12, lines 18-19, and asked a clarification question regarding documents that were being referenced.

Supervising Executive Officer Fujitani referenced the bottom of page 9, §514B-103(a)(2)(F), for the list of documents which §514B-153 is referencing on page 12 of the bill.

Senate Bill 2840 Relating to Condominiums – Enables condominium associations of twenty or fewer units to determine by vote at the association's annual meeting not to undertake a reserve study review.

After reviewing the bill, the commissioners had no questions.

Budget and Finance Report – Real Estate Recovery Fund, December 31, 2025.

Upon a motion by Commissioner La Costa, seconded by Commissioner Abe, it was voted on and unanimously carried to accept the Budget and Finance Report – Real Estate Recovery Fund, for the period ending December 31, 2025.

Condominium Review Committee

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

Senior Condominium Specialist Kleinhans informed the Commission that the draft rules are still with the DCCA's Administrative Services Office for final review. Once the office completes their review, the draft rules will be routed to the Governor for appropriate review and signature.

Consumer Education - Hawaiiana Management’s Kona Board Seminar – staff report

The Commission acknowledged receipt of staff’s report of on its educational outreach and participation at Hawaiiana Management’s Kona Board seminar.

Executive Session:

Upon a motion by Commissioner Love, seconded by Commissioner La Costa, 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/or 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/or 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 Andrews, seconded by Commissioner Abe, it was voted on and unanimously carried to move out of executive session.

Condominium Projects and Developer’s Public Reports - Hawaii City Plaza, Registration #8245 – Termination of Condominium Registration, 514B-67(a)(4), HRS

Commissioner Love was appointed as Chair Pro Tem for this specific agenda item relating to Hawaii City Plaza, Registration #8245 – Termination of Condominium Registration, 514B-67(a)(4), HRS. Chair Yamane recused himself from participation due to a conflict of interest.

Note: Zhong Fang’s interaction with the Real Estate Commission was conducted through Mr. Fang’s personal interpreter, Lisa.

Zhong Fang’s interpreter read a prewritten statement from Mr. Fang. According to the statement the Hawaii City Plaza project has “not undergone any material change and the project has remained as originally approved.” The construction is set to begin in October 2026, with an estimated completion date of August 2029. In the statement, Mr. Fang said he is prepared to submit any required amendments promptly.

Mr. Fang indicated that he currently does not have any legal counsel.

Commissioner La Costa asked Mr. Fang where he currently lives.

Mr. Fang's interpreter remarked "he lives in Los Angeles."

Commissioner La Costa brought to Mr. Fang's attention returned mail addressed to Mr. Fang.

Mr. Fang indicated that he no longer lived at the address the mail article was sent.

Commissioner La Costa instructed Mr. Fang to provide his updated contact information to the Real Estate Commission.

Deputy Attorney General Wong asked what Mr. Fang's current business mailing address is.

Mr. Fang's interpreter informed the commissioner his business address is: 227 West Valley Boulevard, San Gabriel, CA 91776. The suite number is 288B.

Mr. Fang through his interpreter informed the commission that he had to close his Hawaii business office during the COVID-19 pandemic but will move back to Hawaii and establish a Hawaii business office "this August."

Commissioner La Costa commented that Mr. Fang has been conducting business for about six years without a Hawaii office and that this condominium project has been advertised to the public.

Through his interpreter, Mr. Fang mentioned that his son lives in Hawaii and that "he is the point of contact for the project."

Commissioner La Costa asked what the son's address was.

Mr. Fang indicated that he does not remember his son's current address and asked the commission if he could provide his son's address later.

Chair Pro Tem Love mentioned that the son's current address can be provided to Condominium Specialist Choy. He also asked who the current sales broker for the condominium project is.

Mr. Fang stated that he used to have a sales broker but currently does not have one.

Chair Pro Tem Love asked how Mr. Fang is currently conducting condominium sales.

Mr. Fang mentioned that he is "planning to hire broker agencies" to sell condominium units.

Chair Pro Tem Love asked whether Mr. Fang was actively selling condominium units.

Mr. Fang answered no.

Chair Pro Tem Love asked whether Mr. Fang had current sales contracts in escrow.

Mr. Fang mentioned that all contracts that were in escrow were cancelled.

Commissioner Love followed up by asking whether Mr. Fang was currently holding deposits from those contracts.

Through his interpreter, Mr. Fang remarked "no deposits."

Chair Pro Tem Love asked Mr. Fang for an update on the building permit approval process.

Mr. Fang indicated that he was working towards renewing the permits.

Commissioner La Costa asked whether Mr. Fang has already submitted the permit paperwork to the City and County of Honolulu.

Mr. Fang commented that he is working with an architect to submit the paperwork and it takes 6 months to renew the permits.

Commissioner La Costa expressed concern about Mr. Fang's project timeline dates because of the complexity of the permitting process. She also asked what the current name of the condominium project is.

Mr. Fang said Hawaii City Plaza.

Commissioner Abe brought to the attention of Mr. Fang a letter regarding disclosures that was sent to Mr. Fang in April 2025 that was not replied to.

Through his interpreter, Mr. Fang specified that he did not receive the letter and he only found out about it now. He also said that his son got the letter a week prior to the Real Estate Commission meeting. Mr. Fang also added that he flew to attend the Real Estate Commission meeting from Los Angeles to clarify the misunderstandings due to the fact he is transitioning between attorneys. He also indicated a preference to communicate using email.

Commissioner La Costa indicated the need for an updated Hawaii business mailing address and expressed that she has an issue with Mr. Fang trying to deflect blame and not accepting responsibility as the developer.

Through his interpreter, Mr. Fang responded that he realizes that it is his fault and from now on he will actively participate and be responsive.

Chair Pro Tem Love asked when Mr. Fang will be responding to the disclosures and updating the public report.

Mr. Fang, through his interpreter, explained that he does not know what documents need to be completed and that is why he is at the meeting today. How long it will take will depend on what he needs to prepare.

Chair Pro Tem Love asked what advisors Mr. Fang is going to take on to assist him since he has no attorney.

Mr. Fang, through his interpreter, responded that he would like to know what documents are needed first, and he is not sure if legal counsel is necessary, if it is necessary, then he will look for another legal counsel to represent him.

Chair Pro Tem Love commented that if he does not understand what is required after all of the letters, it may be a good idea to have someone who is familiar with assisting with the project and bring it into statutory compliance.

Chair Pro Tem Love also requested a commitment from Mr. Fang that he is not conducting any sales under a public report that is not accurate.

Mr. Fang responded that he understands and he is not conducting any sales. He also asked for a checklist of items that he needs to address.

Chair Pro Tem Love remarked that there is a checklist on the Real Estate Branch's website and that Condominium Specialist Choy can also provide a checklist.

Commissioner Abe expressed the importance of Mr. Fang taking responsibility in checking and responding to his mail.

Mr. Fang apologized.

Chair Pro Tem Love asked for a definite timeline when Mr. Fang will be submitting the project's updated documents.

Mr. Fang asked if he could provide the updated documents by March 10, 2026.

Condominium Specialist Choy suggested that due to the numerous documents that Mr. Fang needs to complete, legal counsel is important for Mr. Fang to have.

Through his interpreter, Mr. Fang indicated that he will be planning to engage in new counsel.

Condominium Specialist Choy commented that Mr. Fang should at least have his legal counsel contact the Real Estate Branch by March 10, 2026.

Mr. Fang acknowledged that he will work to get an attorney before March 10, 2026.

Chair Pro Tem Love also suggested that Mr. Fang provide his current contact information by March 10, 2026.

Upon a motion by Commissioner Abe, seconded by Commissioner Andrews, it was voted on and unanimously carried that the developer for the Hawaii City Plaza to reply to the Real Estate Branch by March 10, 2026, with the developer's physical mailing address, timeline for providing documents required to update the Developer's Public Report, and name and contact information of legal counsel.

Recess: The Commission took a brief recess at 11:04 a.m.
The Real Estate Commission meeting reconvened at 11:13 a.m.

Chair Yamane returned to the meeting.

Budget and Finance Report – Condominium Education Trust Fund, December 31, 2025.

Upon a motion by Commissioner La Costa, seconded by Commissioner Andrews, it was voted on and unanimously carried to accept the Budget and Finance Report – Condominium Education Trust Fund, for the period ending December 31, 2025.

Greg Misakian asked what the remaining balance was in the Condominium Education Trust Fund as of December 31, 2025.

Chair Yamane said that he would see if the balance can be made public and he would get back to Mr. Misakian on it.

Education Review Committee

Administrative Issues – Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the continuing education providers and courses ratification list.

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

Chair Yamane indicated that this course was twice deferred and each time sent back to the course author for revisions.

Upon a motion by Commissioner Abe, seconded by Commissioner Andrews, it was voted on and unanimously carried to approve the course “Case Studies in Risk and Client Care in Other Jurisdictions – Learning from Others” as a 3-credit hour continuing education elective course under the course categories contracts, property management, risk management, and broker management.

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 – the importance of note taking, documentation and presenting copies; Clock Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the course "Hawaii Administrative Actions – Learning from Others" as a 3-credit hour continuing education elective course under the course categories contracts, real estate law, dispute resolution, property management, property ownership and development, risk management, broker management, and other – the importance of note taking, documentation and presenting copies.

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

Mr. Lee Wang from Poha School of Real Estate was present to address any questions the Commission may have.

Commissioner Andrews noted errors in the math equations on page 40, slide 80.

Mr. Wang responded that there were issues with the formatting of the text that led to the math being cut off the slide.

Commissioner La Costa drew attention to the current market forecasting in the course packet and advised Mr. Wang that a disclaimer be added that the forecasting is for illustration purposes only and does not reflect current market trends.

Mr. Wang provided context and stated that he has been using the same figures when teaching the course for the past six years with the Honolulu Board of REALTORS. Currently, when the course is being taught, it is explained in the beginning of the course that it is just an example. Mr. Wang did offer to add Commissioner La Costa’s disclosure advisement.

Upon a motion by Commissioner Emery, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the course “Bridging the Gap: Understanding Affordable Housing Programs” as a 3-credit hour continuing education elective course under the course categories finance, property ownership and development subject to the author/owner providing the math correction to slide 80 and inclusion of the disclaimer that forecasting is for illustration only and does not reflect current market trends.

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 - Disclosure;
Clock Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the course “Hazardous Materials and Toxic Substances in Residential and Commercial Properties” as a 3-credit hour continuing education elective course under the course categories risk management and other – disclosure.

Course – “AI in Modern Real Estate Practice: Intentional Tools & Best Practices
For Licensed Professionals”; Author/Owner – Lisa Nakamura; Provider – Real
Estate School Hawaii; Course Category – Real Estate Law, Technology and the
Licensee, Other – Professional Responsibility & Ethics, Emerging Business
Practices; Clock Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the course “AI in Modern Real Estate Practice: Intentional Tools & Best Practices For Licensed Professionals” as a 3-credit hour continuing education elective course under the course categories real estate law, technology and the licensee, and other – professional responsibility & ethics, emerging business practices.

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

Chair Yamane disclosed that Shari S. Motooka-Higa is an employee of the company which Chair Yamane is a partner and shareholder, but was able to make a fair and unbiased decision on the course.

Upon a motion by Commissioner Andrews, seconded by Commissioner Goodale, it was voted on and unanimously carried to approve the course “AI Agentics: The Next Evolution of AI in Real Estate” as a 3-credit hour continuing education elective course under the course categories risk management and technology and the licensee.

Course – “Creating Housing Opportunity”; Author/Owner – Nate Johnson; Provider – Hawaii Island Realtors; Course Category – Property Ownership and Development, Other – Smart Growth; Clock Hours – 3

Commissioner La Costa indicated difficulty reading the course slides due to image quality issues.

Upon a motion by Commissioner Andrews, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the course “Creating Housing Opportunity” as a 3-credit hour continuing education elective course under the course categories property ownership and development and other – smart growth.

Commissioner Emery departed the meeting at 11:44 a.m. due to a scheduling conflict.

Course – “Focus on Fair Housing”; Author/Owner – Nate Johnson; Provider – Hawaii Island Realtors; Course Category – Other; Clock Hours - 3

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the course “Focus on Fair Housing” as a 3-credit hour continuing education elective course under the course category other – fair housing.

Course – “We Can Work It Out”; Author/Owner – Nate Johnson; Provider – Hawaii Island Realtors; Course Category – Contracts, Other – Fair Housing; Clock Hours – 3

A conversation ensued regarding the image quality of the course slides.

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the course “We Can Work It Out” as a 3-credit hour continuing education elective course under the course categories contracts and other – fair housing.

Budget and Finance Report – Real Estate Education Fund, December 31, 2025.

Upon a motion by Commissioner La Costa, seconded by Commissioner Goodale, it was voted on and unanimously carried to accept the Budget and Finance Report – Real Estate Education Fund, for the period ending December 31, 2025.

Licensing –
Ratification:

Licensing and Registration - Ratification

Upon a motion by Commissioner Goodale, seconded by Commissioner La Costa, it was voted on and unanimously carried to ratify the February 27, 2026, Approved Applications List.

Licensing –
Application:

Ernesto Aguila

Commissioner Andrews indicated that Mr. Aguila does not have any outstanding issues that need to be addressed.

Executive Officer Ino mentioned that Mr. Aguila has cleared everything and his license is unrestricted in the State of California.

Upon a motion by Commissioner Andrews, seconded by Commissioner Kyono, it was voted on and unanimously carried to most likely approve the real estate salesperson application for Ernesto Aguila.

Executive Session:

Upon a motion by Commissioner Love, seconded by Commissioner La Costa, 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/or 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 Love, seconded by Commissioner La Costa, it was voted on and unanimously carried to move out of executive session.

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

Upon a motion by Commissioner Love, seconded by Commissioner Goodale, it was voted on and unanimously carried to issue an informal non-binding interpretation to RICO regarding the questions that follow:

- With respect to Scenario 1: Do the features and limitations of the "virtual" office plan and services described herein (as described in RICO's request dated January 21, 2026) satisfy the definition and requirements of a definite, principal, physical place of business under Chapter 467, Hawaii Revised Statutes ("HRS") and Title 16, Chapter 99, Hawaii Administrative Rules ("HAR")? The Commission's response is "NO".
- With respect to Scenario 2: Do the features and limitations of the "virtual" office plan and services described herein (as described in RICO's request dated January 21, 2026), including use of the CENTER's on-site locking file storage, satisfy the definition and requirements of a definite, principal, physical place of business under HRS Chapter 467 and HAR Title 16, Chapter 99? The Commission's response is "NO".
- With respect to Scenario 3: Do the features and limitations of the "private" office plan and services described herein (as described in RICO's request dated January 21, 2026), satisfy the definition and requirements of a definite, principal,

physical place of business under HRS Chapter 467 and HAR Title 16, Chapter 99? The Commission's response is "YES", as long as all of the other conditions in the definition of place of business in HAR §16-99-2 are satisfied including without limitation the physical presence of the principal broker during reasonable scheduled office hours, the prominent display of the brokerage firm's name or trade name as licensed by the commission and the listing of the brokerage firm name where permissible in the building directory, and the display of the real estate broker's license.

Commissioner Kyono departed the meeting at 12:26 p.m.

Legislative and Government Participation Report – SB 2838

Lila Mower spoke on S.B. 2838. In the senate bill, she had requested a central database for certain condominium association information and documents be created under the DCCA to maintain neutrality. The reason why she is asking for neutrality in regards to a database is so documents such as condominium approved meeting minutes cannot be revised numerous times. Currently, according to Ms. Mower condominium documents, such as the minutes are being held on the association websites which are controlled by the managing agent and/or the board and "they can alter minutes, budgets, reserve studies, financials, whatever, without our knowing." Ms. Mower indicated that the Real Estate Commission has been talking about a database "since 1999" and "it's time for you to do something about it." She went on to say the importance of having capital improvement contracts and disclosures available for condominium owners and the public as well as reserve studies. Ms. Mower asked the commission for their support for the bill.

Commissioner La Costa asked who will be uploading the condominium documents to the database.

Commissioner Andrews commented that she did not think the logistics would be expensive where the industry or consumer needs to be concerned about it. She went on to say that she agreed with Ms. Mower's comments regarding S.B. 2838. Commissioner Andrews spoke on the lack of transparency within the industry.

Ms. Mower's stated that her original idea for the uploading of documents is that the database would fall within the DCCA, Real Estate Branch, and indicated she had estimated a dollar amount. The revisions to the bill now instruct associations that have a website, to upload the documents to their website.

Commissioner Abe spoke on the liability issues that could arise when associations post documents and the hesitancy that they might have to do this. She suggested there could be disclosures that are added just in case condominium documents are not uploaded in a timely manner or other circumstances arise.

Commissioner Love and Deputy Attorney General Shari Wong departed the meeting at 12:41 p.m.

Raelene Tenno spoke on RR105c. She mentioned that there could be a compromise to be able to post it to the public that involves certain items being redacted. Ms. Tenno also added that defining what documents can be posted to a website and what documents should not be posted would be helpful.

Next Meeting: Friday, March 27, 2026

Physical Location: Real Estate Branch
King Kalakaua Building
Queen Liliuokalani Conference Room
335 Merchant Street, First Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, the meeting was adjourned at 12:50 p.m.

Reviewed and approved by:

/s/ Miles Ino

Miles Ino
Executive Officer

March 10, 2026

Date

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

MI:ls

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

<u>Brokers – Individual</u>	<u>Effective Date</u>
Deqin Guan	01/06/2026
aka Annie Guan	
Jadean D K Decastro	01/07/2026
Reyn Jiro Tomosada	01/07/2026
aka Reyn Tomosada	
Sophia Y Suzukawa-Tseng	01/13/2026
Sailor Violet Bockius	01/16/2026
aka Sailor Bockius	
David John Hubbard	01/16/2026
aka David Hubbard	
Kelly Miwa Mizoguchi-Cerelejia	01/20/2026
aka Kelly M Mizoguchi-Cerelejia	
Zachary Nathaniel Skousen Lanser	01/23/2026
aka Zachary Lanser	
Jordan Ikuji Shiraishi Kukino	01/29/2026
aka Jordan Kukino	
Jason Daniel Coriano	01/30/2026
Linda A Cobb	01/30/2026
aka Linda Cobb	
Noelani E Spencer	02/02/2026
Bernadette Adel Hanna	02/06/2026
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Robert James Holland	01/12/2026
aka Bob Holland	
Michael Gonzales Mateo	01/26/2026
aka Michael G Mateo	
Akiko Endo	01/05/2026
Jordan AK Shickan	01/06/2026
aka Kumu Shickan	
Jeffrey Alan Donnell Jr	01/06/2026
aka Jeffrey Donnell Jr	
Peter Paul Castiillejos	01/07/2026
aka Pete Castillejos	
Masae Yamaguchi	01/07/2026
aka Jacob Lee	
Johnny Yi Ren Zhang	01/07/2026
aka Johnny Zhang	
Daisy Elaine Bryce	01/07/2026
aka Daisy Bryce	
Michiyo Odani Thompson	01/08/2026
aka Michiyo Thompson	
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
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 aka Chirs Topher D Holt	01/22/2026
Victoria Diane Ozoa Espinosa	01/23/2026
Emilynn Joy Reyes aka Emilynn Reyes	01/23/2026
Jayme N Depontes aka Nainoa Depontes	01/26/2026
Marc David Beauregard	01/26/2026
Jamie Hoomaikaii Hepa aka Jamie Hepa	01/26/2026
Jeeyoung Jeanine Song Lee aka Jeanine Lee	01/26/2026
Eunyoung Choi Mckenney aka Eunyoung Mckenney	01/27/2026
Maile Alohalani Baker aka Maile Baker	01/27/2026
Tomoko Tucker	01/27/2026
Alivia Pualani Prattas aka Alivia Prattas	01/27/2026
Eliot Anastacio Demello aka Eliot A Demello	01/27/2026
Kim Yukino Kirsch aka Kim Kirsch	01/27/2026
Shannon Marie Ankney	01/27/2026
Reece Pamaiheui Hooton aka Reece Hooton	01/28/2026
Cynthia C Lee aka Cindy Lee	01/29/2026
June Seo Pak aka June Pak	01/29/2026
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
levgen Goncharov aka levgen 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

Brokers – Limited Liability Company (LLC)

Effective Date

Manakai Property Management LLC Jadean D K Decastro, PB	01/07/2026
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

Brokers – Sole Proprietor

Effective Date

Richard G. Clayton	01/14/2026
Katie Minkus	02/05/2026

Trade Name

Effective Date

James L k Dahlberg Broker LLC dba Aloha Hawaii Realty <u>Legal Name Change (Individual)</u> <u>Effective Date</u>	01/15/2026
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 Alohau`imaluhia Aguiar nka Spencer Carolyn Alohau`imaluhia Aguiar Potter fka Spencer Carolyn Alohau`imaluhia Aguiar	01/28/2026
Anna Katrina Falogme nka Anna Katrina Frerk fka Anna Katrina Falogme Frek	01/21/2026
Ciena S Alagao nka Ciena Sooniem Alagao-Pascual fka Ciena Sooniem Alagao	01/28/2026

License Name Change (Individual)

Effective Date

Michelle Catherine Kenney aka Michelle Kenney	01/07/2026
Cherrylle Ku`uipomakamae Pascua aka Cherrylle 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

Educational Equivalency Certificate

Expiration Date

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

Equivalency to Uniform Section of Examination Certificate

Expiration Date

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

Real Estate Broker Experience Certificate

Expiration Date

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

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