

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.

Date: April 24, 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
Nikki Senter, Vice Chair, Public Member/Honolulu Commissioner
John Love, Public Member/Honolulu Commissioner
Russell Kyono, Broker/Kauai Commissioner
P. Denise La Costa, Broker/Maui Commissioner
Richard Emery, Broker/Honolulu Commissioner
Audrey Abe, Broker/Honolulu Commissioner
Frank Goodale, Broker/Hawaii Island Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Kristen Kekoa, Senior Real Estate Specialist
Amy Endo, 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
Colleen Mar, Office Assistant
Tammy Norton, Administrative Assistant
Lucian Saikevych, Administrative Assistant

Others: Raelene Tenno, Hawaii Council of Community Associations
Everett Kaneshige
Jill Fukumoto, Poha School of Real Estate
Ellen Ng, Poha School of Real Estate
Gregory Misakian
Dallas Stone

Absent: Jennifer Andrews, Broker/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:05 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.

Commissioner Andrews was excused from the meeting. Prior notification of her non-attendance was received.

Due to logistical issues, Olelo Community Media would not be providing a video recording of the meeting.

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.

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 March 27, 2026, meeting.

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 Commissioners that on March 16, 2026, Governor Josh Green signed the repeal of Chapter 16-107 and adoption of Chapters 16-119.1, 16-119.2, 16.119.3, 16-119.4, 16-119.5, 16-119.6, 16.119.7, and 16-119.8, Hawaii Administrative Rules. The rule changes took effect on March 26, 2026, ten days after the Governor's signature. The rules have been posted to both the Real Estate Branch and Department websites.

Vice Chair Senter congratulated the Real Estate Branch staff and acknowledged their efforts in completing the rule repeal and adoption process.

Chair Yamane recognized Greg Misakian.

Greg Misakian stated that he initially could not locate the minutes from the February 27, 2026 Real Estate Commission meeting on the Real Estate Branch website but later found them on the website. He also commented that he did not see a copy of the proposed rules on the State portal.

Consumer Education – 2026 Hawaii Buildings, Facilities, and Property Management Expo Report – March 4 – 5, 2026

Condominium Specialist Araki reported that along with herself, Condominium Education Specialist Sides also attended the event. They staffed a booth and

provided educational information including brochures and postcards covering various condominium related topics. Staff spoke with owners, board members and connected with various industry organizations for educational opportunities.

Commissioner Abe asked about the talking points raised by residential managers at the event.

Condominium Specialist Araki responded that most issues raised concerned board members' fiduciary duties and that she provided website resources to help them navigate these challenges.

Condominium Specialist Araki clarified that the Real Estate Branch's participation was limited to the outreach booth and did not include breakout sessions or formal presentations.

Condominium Specialist Araki noted that there are often two sides to such disputes. She suggested mediation for general disagreements and advised that the police be notified if criminal fraud is present.

Mr. Misakian commented that condominium fraud should be something that the DCCA and REC deal with directly.

Professional Services of Condominium Consultants – Option to Renew Contracts for Up to Two Fiscal Years

Condominium Specialist Choy noted that the Commission's contracts for professional services with the following condominium consultants for the review of documents and information submitted to the Real Estate Commission in connection with the registration of condominium projects and issuance of effective dates for developer's prepared public reports will be expiring on June 30, 2026: Lishan Z. Chong, Pulice & Nervell (fka Clay Iwamura Pulice & Nervell), Imanaka Asato, Matthew G. Jewell, Kiefer & Yasuda, Michael H. Sakai, Lloyd K. Sodetani, Grant Tanimoto. Per the current contract, the Commission shall have one option to automatically renew the contract for up to two fiscal years, subject to the Commission's continuing receipt of funds paid by developers for the review of condominium project filings, pursuant to HRS 514B-64.

Chair Yamane asked the Commissioners if they had any questions.

Commissioner La Costa referenced a consultant performance review document in the commissioner's packet and asked how the form is used.

Condominium Specialist Choy remarked that the form is used on a regular basis to evaluate each consultant's performance during the contract period.

Upon a motion by Commissioner Love, seconded by Commissioner Abe, it was voted on and unanimously carried to exercise the Commission's option to renew the professional services contracts for two fiscal years for the following condominium consultants: Lishan Z. Chong, Pulice & Nervell (fka Clay Iwamura Pulice & Nervell), Imanaka Asato, Matthew G. Jewell, Kiefer & Yasuda, Michael H. Sakai, Lloyd K. Sodetani, Grant Tanimoto.

Education Review Committee

Administrative Issues – Continuing Education Providers and Courses Ratification List

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

Continuing Education Core Course – 1st Draft, Core B 2025-2026; Everett Kaneshige, developer

Everett Kaneshige was present.

Mr. Kaneshige thanked the Ad Hoc Committee on Education (ACE) team and staff members for their input on the 1st draft of the 2025-2026 Core B course and informed the Commissioners that he was available for questions.

Commissioner Abe thanked Mr. Kaneshige for his efforts and stated that his knowledge in real estate law was “practical and very informative.”

Chair Yamane asked when the next draft of Core B was coming out. Mr. Kaneshige responded that the second draft would be coming out in the “next two weeks”, while the final draft would be finished in June 2026, with a Core B release date in July 2026.

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the 1st Draft of the 2025-2026 continuing education Core B course.

Course – "HRS Chapter 508D Seller Disclosure: Applying the SRPDS in Practice"; Author/Owner – Chad Shimabukuro; Provider – Honolulu Board of REALTORS®; Course Category – Real Estate Law, Risk Management, Other – Disclosure; Clock Hours – 3

Chair Yamane commented that this course was previously deferred by the Commission and sent back to the author for revisions.

Commissioner Goodale asked whether the course author has consulted with the Hawaii Association of REALTORS® (HAR) regarding the use of their disclosure form.

Senior Real Estate Specialist Kekoa responded that the author has received HAR authorization, but she would also confirm with the provider in writing.

Upon a motion by Commissioner Goodale, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the course “HRS Chapter 508D Seller Disclosure: Applying the SRPDS in Practice” as a 3-credit hour continuing education elective course under the course category – real estate law, risk management, other – disclosure.

Course – "Keys to Web3: Real Estate in the Age of Blockchain"; Author/Owner – Jill Fukumoto and Ellen Ng; Provider – Poha School of Real Estate; Course Category – Technology and the Licensee; Clock Hours – 3

Jill Fukumoto and Ellen Ng from Poha School of Real Estate were present.

Jill Fukumoto introduced herself as the principal of Poha School of Real Estate.

Ellen Ng introduced herself as the instructor of the course “Keys to Web3: Real Estate in the Age of Blockchain.” Ms. Ng described her experience working in the digital currency field and explained the usefulness of blockchain technology in real estate transactions.

Chair Yamane asked whether language in real estate contracts would be updated to reflect changes in receiving loans when it comes to blockchain technology.

Ms. Ng responded that there is very little guidance when it comes to blockchain technology in contracts and acknowledged that regulatory issues still need to be “sorted out.”

Commissioner Goodale asked whether the course addresses the status of blockchain as it relates to the Bureau of Conveyances.

Ms. Ng mentioned that the class does not.

Vice Chair Senter commented that the use of blockchain technology is fast approaching. She commented that the class is useful and the issue should be kept on the Commission’s regulatory radar to prevent consumer harm.

Commissioner Abe asked whether the class would be offered in-person or virtual.

Ms. Fukumoto responded virtually.

Commissioner La Costa asked how real estate agents would record real estate transactions.

Ms. Ng responded that this is a continued dialogue with the industry and reiterated that regulatory issues still require clarification.

Upon a motion by Commissioner Abe, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the course “Keys to Web3: Real Estate in the Age of Blockchain” as a 3-credit hour continuing education elective course under the course category – technology and the licensee.

Course – “First Steps to Homeownership”; Author/Owner – Hawaii HomeOwnership Center; Provider – Honolulu Board of REALTORS®; Course Category – Other – Purchase preparation resources for home buyers; Clock Hours – 3

Upon a motion by Commissioner La Costa, seconded by Commissioner Goodale, it was voted on and unanimously carried to approve the course “First Steps to Homeownership” as a 3-credit hour continuing education elective course under the course category – other – purchase preparation resources for home buyers.

Licensing Examinations Statistics – January 1, 2026 – March 31, 2026

The Commission acknowledged receipt of the Licensing Examination Statistics from January 1, 2026 through March 31, 2026.

School Pass/Fail Rates – January 1, 2026 – March 31, 2026

The Commission acknowledged receipt of the School Pass/Fail Rates data from January 1, 2026 through March 31, 2026.

School Summary by Test Category – January 1, 2026 – March 31, 2026

The Commission acknowledged receipt of the School Summary by Test Category data from January 1, 2026 through March 31, 2026.

Executive Session: Upon a motion by Chair Yamane, seconded by Commissioner La Costa, it was voted on an 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 Vice Chair Senter, seconded by Commissioner La Costa, it was voted on and unanimously carried to move out of executive session.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 10:24 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

In the Matter of the Real Estate Broker License of Alan Kalun So, also known as Alan K. So: REC 2025-356-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Vice Chair Senter, seconded by Commissioner La Costa, it was voted on and unanimously carried to accept the settlement agreement prior to filing of petition for disciplinary action and Commission's final order for case REC 2025-356-L, in the matter of the real estate broker license of Alan Kalun So, also known as Alan K. So.

In the Matter of the Real Estate Broker License of Jonathan A. Pasion: REC 2025-0464-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Emery, seconded by Commissioner Love, it was voted on and unanimously carried to accept the settlement agreement prior to filing of petition for disciplinary action and Commission's final order for case REC 2025-0464-L, in the matter of the real estate broker license of Jonathan A. Pasion.

In the Matter of the Real Estate License of Michael R. Donahue: REC 2025-0373-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Goodale, seconded by Commissioner Emery, it was voted on and unanimously carried to accept the settlement agreement prior to filing of petition for disciplinary action and Commission's final order for case REC 2025-0373-L, in the matter of the real estate license of Michael R. Donahue.

In the Matter of the Real Estate Broker Entity License of Cadmus Properties Corporation and the Real Estate Broker's License of Caesar Paet: REC 2024-155-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order

Upon a motion by Commissioner Abe, seconded by Commissioner La Costa, it was voted on and unanimously carried to accept the settlement agreement prior to filing of petition for disciplinary action and Commission's final order for case REC 2024-155-L, in the matter of the real estate broker entity license of Cadmus Properties Corporation and the real estate broker's license of Caesar Paet.

Following the Commission's review, deliberation, and decision on these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening its scheduled meeting at 10:33 a.m.

2027-2028 Real Estate License Biennial Renewal – Partial Fee Waiver

Executive Officer Ino suggested a motion to amend the title of agenda item 4. b. 3) a) from "2026-2027 Real Estate License Renewal – Partial Fee Waiver" to read "2027-2028 Real Estate License Biennial Renewal – Partial Fee Waiver."

Upon a motion by Vice Chair Senter, seconded by Commissioner Abe, it was voted on and unanimously carried to amend the title of the agenda item 4. b. 3) a) to read "2027-2028 Real Estate License Biennial Renewal – Partial Fee Waiver."

Upon a motion by Commissioner La Costa, seconded by Vice Chair Senter, it was voted on and unanimously carried to approve a temporary 50% Real Estate Education Fund ("REEF") fee reduction for the upcoming 2027-2028 real estate biennial period.

Licensing –
Ratification:

Licensing and Registration - Ratification

Upon a motion by Commissioner Emery, seconded by Commissioner Kyono, it was voted on and unanimously carried to ratify the April 24, 2026, Approved Applications List.

Licensing –
Application:

Dallas A. Stone

After due consideration of the information presented by the applicant, Commissioner Abe moved to grant a conditional real estate broker license to Dallas A. Stone and that upon satisfactory completion of all conditions, Mr. Stone shall submit a written request to remove conditions to staff. Commissioner La Costa seconded the motion. The motion was voted on and unanimously carried.

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

1. That the Applicant shall provide notification to his principal broker of the conditional license and have no violations for a term of one (1) year.
2. That the Applicant shall make this disclosure to his current and any new hiring or associated broker.

3. 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.
4. 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.
5. 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.
6. 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.
7. That the satisfaction of Applicant from said conditions shall not change any terms of the conditional license.
8. That upon satisfaction of the aforementioned conditions, the Applicant must submit a signed statement from his principal broker(s) attesting to the Applicant's proper conduct including but not limited to, no complaints or violations.
9. That upon satisfaction of the aforementioned conditions, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

Next Meeting: Friday, May 29, 2026

Physical Location: 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 10:42 a.m.

Reviewed and approved by:

/s/ Neil Fujitani

Neil Fujitani
Supervising Executive Officer

May 5, 2026

Date

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

MI:ls

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON APRIL 24, 2026

<u>Brokers – Individual</u>	<u>Effective Date</u>
Pamela Jean Spanko aka Pamela Spanko	03/02/2026
Erick Ricardo Ramirez aka Erick Ramirez	03/09/2026
Jordan A Parker	03/16/2026
Andrea A Demello	03/16/2026
Ashley Roxanne Ellison-Vaglietti aka Roxanne Ellison-Vaglietti	03/17/2026
Erin Marie Wada	03/20/2026
Liza Lehua Kalawaia aka Liza Kalawaia	03/25/2026
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Tiffany Lenkalani Prosek aka Tiffany Prosek	02/04/2026
April Nepenthe Howell Young aka April Howell Young	03/05/2026
Knoll Stone Smith aka Knoll Smith	03/11/2026
Robert Gooding Schoen aka Robert Schoen	03/16/2026
Kiakona Pohaku Ordonez aka Kiakona Ordonez	03/16/2026
Daniel Medrano	03/16/2026
Rendon Michael Lane	03/16/2026
Curtis Kendell Clouden	03/16/2026
Sarina Nicole Bogy aka Sarina Bogy	03/16/2026
Erin Marie Gonzalez	03/16/2026
Alan Yee Jr	03/16/2026
Kathleen Michelle	03/16/2026
Isaiah Randall S Ancheta aka Isaiah Ancheta	03/16/2026
Scott Victor Silveria aka Scott Silveria	03/17/2026
Lian Huang	03/17/2026
Ayce C Jordan aka Aycee Jordan	03/18/2026
Patryk M Gizzatow	03/18/2026
Charity Lynn Harris	03/18/2026
Alexander Paul Boeger aka Alex Boeger	03/19/2026
Tracy Allison Fisher Carlson aka Tracy A Carlson	03/19/2026
Beau Thomas Hesketh	03/23/2026
Daniel Kent Brophy aka Danny Brophy	03/23/2026
Monica Chanco	03/24/2026
Gregory Wayne Mccomb	03/24/2026
Josefina Sanchez Gomes	03/25/2026

aka Josie Gomes	
Viet A Nguyen	03/25/2026
aka Anthony Nguyen	
Zachary James Davis	03/25/2026
aka Zachary Davis	
Travis Nelson Miller	03/25/2026
aka Travis Miller	
Kaulana D M Yoshimoto	03/25/2026
aka Kaulana Yoshimoto	
Tammy Yoshimoto	03/27/2026
Mereane F E Carlisle	03/27/2026
aka Mereane Carlisle	
Tyrone Maliulani Akana	03/27/2026
Marta C Schemadovits	03/30/2026

Brokers – Corporations and Partnerships

Effective Date

Gay & Robinson Inc
Erin Wada, PB

03/20/2026

Brokers – Limited Liability Company (LLC)

Effective Date

DVC495 LLC

03/10/2026

Jason Rummel, PB

BD PROPERTIES HAWAII LLC

03/12/2026

dba Exclusive Villa Retreats
Gregory E Brown, PB

Legacy Realty LLC

03/25/2026

Liza Kalawaia, PB

Brokers – Sole Proprietor

Effective Date

Jonathan Supersad

03/27/2026

Trade Name

Effective Date

Wander Asset Management LLC
dba Wander

03/09/2026

Legal Name Change (Individual)

Effective Date

Arianna Islava Medina

03/17/2026

nka Arianna Islava Castaneda
fka Arianna Islava Medina

Whitney Alexandria Pilzer

03/24/2026

nka Whitney Alexandria Pilzer Agee
fka Whitney Alexandria Pilzer

License Name Change (Individual)

Effective Date

Arlani May D Villanueva

03/10/2026

aka Arlani May Villanueva
fka Lani May Villanueva

Nicole Cheri Mosk

03/02/2026

aka Nicole Mosk

Reynaldo J Santana Polanco

03/10/2026

nka Rey Santana Polanco
fka Reynaldo Santana Polanco

Jennifer Yukimi Nakayama

03/12/2026

aka Jennifer Nakayama

Jesse L Carvalho aka Kuhaku Carvalho	03/20/2026
Kymry A Perez aka Kymry Perez	03/20/2026
Michael J A Terry aka Michael Terry	03/24/2026
Ken Gines aka Ken KennyG Gines	03/31/2026

Educational Equivalency Certificate

	<u>Expiration Date</u>
Evan Aukai Yung	03/12/2028
Lily Wang Chen	03/12/2028
Robert Louden	03/12/2028
Mary King Boehne	03/17/2028
Kristen Marie Zimmerman	03/17/2028
Jennifer Ruth King	03/18/2028
Leeann Tan	03/24/2028
Octavia Veronica Vrancuta	03/24/2028
Alexander Pirro	03/24/2028
Elizabeth Joan Allred	03/31/2028

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Lily Wang Chen	03/12/2028
Mary King Boehne	03/17/2028
Kristen Marie Zimmerman	03/17/2028
Jennifer Ruth King	03/18/2028
Leeann Tan	03/24/2028
Alexander Pirro	03/24/2028
Elizabeth Joan Allred	03/31/2028

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Deanna Lin Davis	03/17/2028
Kristen Marie Zimmerman	03/17/2028
Danny Marc Brendike	03/18/2028
Marlisa Cheri Maile Oshiro	03/18/2028
Viktor Shvets	03/18/2028
David Joshua Sterman	03/19/2028
Breanna Haulani Aki	03/23/2028
Grace Christine Sales	03/24/2028
Gemilie Grape Ilao	03/24/2028
Carol Chona Arcigal Montesines-Sonido	03/30/2028
Landy Sui Har Cheung	04/01/2028
Amy Sue VanQuaethem	04/01/2028
Treena L Smith	04/02/2028
Clark Kahawaii	04/06/2028