

REAL ESTATE COMMISSION MEETING
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.hawaii.gov/hirec

AGENDA

Date: Friday, May 29, 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 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. Minutes of Previous Meeting – April 24, 2026
4. Committees and Program of Work

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (844) 808-3222, Ext. #1, then #8 or at 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.

- a. Laws and Rules Review Committee
 - 1) Association of Real Estate License Law Officials (ARELLO) 2026 Mid-Year Meeting Report, Louisville, Kentucky, April 14-16, 2026
 - b. Condominium Review Committee
 - 1) Contract for Condominium Seminars and Educational Sessions – Real Estate Commission’s Option to Renew its Condominium Education Seminar Contract with Community Association Institute Hawai’i Chapter (CAI Hawai’i) for Two Years Pursuant to the Same Terms and Conditions of the Existing Contract as Procured through HlePRO – State of Hawaii eProcurement System
 - 2) Report on the HCCA – HPD Meeting Regarding Condominium Complaints and Complaint Intake Procedures
 - c. Education Review Committee
 - 1) Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
 - a) Administrative Issues – Continuing Education Providers and Courses Ratification List
 - b) Continuing Education Core Course – 2nd Draft, Core B 2025-2026; Everett Kaneshige, developer
 - c) Course – “From Curious to Committed: Helping Buyers Navigate Pre-Qualification and Pre-Approval”; Author/Owner – Megan Stevenson; Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Category – Finance; Clock Hours – 3
 - 2) Prelicensing Education Administration, Curriculum, Schools, Instructors
 - a) Update and Amend the Hawaii Real Estate Broker Prelicense Curriculum – 2nd Draft
 - 3) Instructor’s Development Workshop (IDW) – Response to Request for Quotes (RFQ) for the 2027-2028 biennium
5. Licensing and Registration – Ratification (see attached)
 6. Licensing – Applications
 - a. Carl Spencer Krendel
 - b. Tomas Schoff
 - c. Black Label Commercial Corp. dba American Dream Homes Hawaii
 7. Next Meeting: Friday, June 26, 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 MAY 29, 2026

<u>Brokers – Individual</u>	<u>Effective Date</u>
Richard Stephen Hoag aka Richard Hoag	03/18/2026
Mary S Y Lagundimao	03/30/2026
Kelli K Miller aka Kelli Miller	04/01/2026
Yukari K Azuma aka Yukari Azuma	04/01/2026
Lorena D Clever aka Lorena Clever	04/02/2026
Kerstan Pomaika'iokalani Ho	04/07/2026
Megan Crystal Kinoshita aka Megan Kinoshita	04/07/2026
Marlisa Cheri Maile Oshiro aka Marlisa Oshiro	04/15/2026
Jennifer Holly Easterly	04/20/2026
Deanna Lin Davis-Alexander aka Deanna Davis	04/20/2026
Jude Ann Rasmus	04/21/2026
Dallas Alexander Stone aka Dallas Stone	04/29/2026
Jordan Christopher Brant	04/30/2026
Clark Kainui Kahawaii	05/01/2026
<u>Salesperson – Individual</u>	<u>Effective Date</u>
David Scott Thomson	03/30/2026
Tony El Fata	03/30/2026
Letizia De Lannoy Kobayashi	03/30/2026
Aina Ogawa	03/30/2026
Tyler Takeshi Makabe aka Tyler Makabe	03/31/2026
Melrose Blake-Bethea	03/31/2026
Sky Namolokama Ross aka Sky Ross	04/01/2026
Joseph Peter Scarola	04/01/2026
Hanayo Izumoto	04/02/2026
Summer Rose Thomas aka Summer Thomas	04/02/2026
Demi-Alyse Terina Tiqui	04/06/2026
Armando Joel Perez aka Armando Perez	04/06/2026
Solomon Wolpow Simmers aka Sol Simmers	04/06/2026

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Real Estate Commission Meeting Agenda
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Amber Kilinoe Ikalani aka Kilinoe Ikalani	04/07/2026
David Harold Rhea	04/07/2026
Daniel Wayne Pursley aka Daniel Pursley	04/07/2026
Gloryann Corpuz Justo aka Gloryann Justo	04/08/2026
Sadie Von Eggers	04/08/2026
Jada V Holt aka Jada Holt	04/08/2026
Ashli Spillane Thompson	04/08/2026
Kalia Rose-Kanakolu Keawe aka Kalia Keawe	04/09/2026
Emmanuel P Edouard aka Emmanuel Edouard	04/09/2026
Markus Nathaniel Willard aka Markus Willard	04/09/2026
Javelin Tsyuko Carvalho aka Javelin T Carvalho	04/13/2026
Olivia Katharine Arnau	04/13/2026
Raymond Scott White aka Ray White	04/13/2026
Jessica Marie Kjeldrun Craft	04/13/2026
Holly Rhiannon Zamora aka Holly R Zamora	04/14/2026
Brent-Makoa Kaihelelepio Akana aka Makoa Akana	04/14/2026
Elizabeth Joan Allred aka Elizabeth Allred	04/15/2026
Joseph Glynn Kunkel aka Joe Kunkel	04/15/2026
Chelsea Elizabeth Swank aka Chelsea Swank	04/15/2026
Dylan Scott Hernandez aka Dylan Hernandez	04/15/2026
Nicholas Masao Nakamoto aka Nicholas Nakamoto	04/16/2026
Yasna S Zamani aka Yasna Zamani	04/16/2026
Rebecca Justine Iolani Soon aka Rebecca Soon	04/16/2026
Zena T Johnson aka Zena Johnson	04/17/2026
Amrit Daswani aka Adam Daswani	04/17/2026
Justin Tae Hyun Kim	04/17/2026

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Ana Carolina Shakespear aka Ana Shakespear	04/20/2026
Lany Dilaida Velador Rodriguez aka Lany Dilaida Rodriguez	04/20/2026
Alicia Gay Gasmen aka Alicia G Gasmen	04/20/2026
Mariko Caroline Lee aka Mariko Lee	04/20/2026
Nozomi Takahashi Lindemann aka Nozomi Lindemann	04/20/2026
Grecita Bonifacio Tupaz	04/20/2026
Stephanie Elizabeth Kessner aka Stephanie E Kessner	04/21/2026
John Taylor Polhemus	04/21/2026
Amber Louise Soria aka Amber Soria	04/21/2026
Caitlin Brianne Dettloff	04/22/2026
Kathleen Sue Jones	04/22/2026
Kevin Thomas Horton aka Kevin Horton	04/24/2026
Mollie Elizabeth Fitzgerald aka Mollie Fitzgerald	04/24/2026
Kestrel Sara Cservenak aka Kestrel Cservenak	04/24/2026
Haruna Eva Matsumoto aka Haruna Matsumoto	04/24/2026
Mikael Coulon	04/24/2026
Stephen Nathaniel Autrey aka Stephen N Autrey	04/24/2026
Jacob Davis McHenry aka Jake McHenry	04/24/2026
Mark Raymond Kauf aka Mark Kauf	04/24/2026
Carson K M G Magoon aka Carson Magoon	04/27/2026
Hanna Yoshida Yancey aka Hanna Yancey	04/27/2026
Mai T Lieu aka Mai Lieu	04/27/2026
Brian Rowe	04/27/2026
Christopher John Walters aka Christopher Walters	04/27/2026
Te Li	04/28/2026
Nguyen My Do aka Wendy Do	04/29/2026
Haleigh A Berko	04/29/2026

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aka Haleigh Berko	
Jinny Noana Dean-Yap	05/01/2026
aka Jinny Dean-Yap	
Farah Thara	05/01/2026
Elsa Xitlali Torres	05/01/2026
aka Xitlali Torres	
Phoenix Farah Furer	05/01/2026
aka Phoenix Furer	
Mark Jeffrey Richards	05/04/2026
aka Mark Richards	
Karen Jeanne Ting	05/04/2026
aka Karen J Ting	
Annalise Rose O'lear	05/04/2026
Sonya Dianne Stewart	05/04/2026
aka Sonya D Stewart	
Stephen J King	05/05/2026
Kayleen-Tilisa K Funaki	05/05/2026
aka Kayleen Funaki	
Tina Puanani Caceres	05/05/2026
aka Tina Pua Caceres	
Yoojeong Iyo	05/05/2026
Anne-Sophie Williams	05/06/2026
Laureen U Debina	05/06/2026
U'ilani Debina	
Jamissa Kae Yasay-Fagaragan Collins	05/06/2026
aka Jamissa Kae Collins	
Assumpta Rapoza	05/07/2026
Kaiea Christopher Lufrano	05/07/2026
aka Kaiea Lufrano	
Kristina Marie Valdez	05/08/2026
aka Kristina Valdez	
Samuel Lewis Hickman	05/08/2026
aka Sam Hickman	
James Bradley Miller	05/08/2026
aka James B Miller	
Samantha Nalani Smith	05/11/2026
aka Samantha Smith	
Thomas Richard Higgins	05/11/2026
aka Thomas Higgins	
Brian Patrick Hilgen	05/12/2026
Israel Sanchez	05/13/2026
Mira Heer	05/13/2026
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Nexus Estates LLC	03/30/2026

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Garrett Kuroda, PB Premier Management of Hawaii LLC	04/01/2026
Kelli K Miller, PB Paramount Properties Hawaii LLC	04/02/2026
Margaret Rose Walker, PB Kalo Collective Realty LLC	04/07/2026
Kerstan Ho, PB Hey Whatz What LLC	04/16/2026
Attilio K Leonardi, PB Veterans Realty Services LLC	04/23/2026
dba Veterans Realty Services and Property Management (VRS) Heather Chase, PB	
Hale Pomaika'i Realty LLC	04/22/2026
Benjamin V Chen, PB Rock Realty LLC	04/27/2026
Evan Rock, PB Western Frontier Maui LLC	04/29/2026
dba Engel & Volkers Maui Reggie Audant, PB	
Kupaa Realty Group LLC	05/05/2026
Lynnette Maialoha, PB	
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
John Emory Donelson	04/01/2026
William Kelsey Singer dba Singer Real Estate	04/21/2026
<u>Trade Name</u>	<u>Effective Date</u>
Top Property Management LLC	04/09/2026
dba Top Realty	
KLU Real Estate Inc	04/21/2026
dba KLU Real Estate fka Century 21 Paradise International	
Veterans Realty Services LLC	04/30/2026
dba Veterans Realty Services and Property Management (VRS)	
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Chelsey M Tanoai	04/14/2026
nka Chelsey Marie Honda fka Chelsey M Tanoai aka Chelsey Marie Honda	
Alyssa J Tibbitts	04/14/2026
nka Alyssa J Smith fka Alyssa J Tibbitts aka AJ Smith fka Alyssa Tibbitts	

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Christina S Park nka Christina S Bae fka Christina S Park	04/08/2026
Tate N K Williams nka Tate Namahana Kaohimaunu Landford fka Tate N K Williams	04/27/2026
Melissa A Rabino nka Melissa Rabino Esperanza fka Melissa A Rabino aka Melissa Esperanza	04/29/2026
Tanja M Miller nka Tanja Kaia Miller fka Tanja M Miller	05/01/2026

License Name Change (Individual)

Effective Date

William M Grant nka Bill Grant fka William M Grant	04/13/2026
Christina S Park aka Christina Bae	04/16/2026
Scott Gregory Gerry aka Scott Gerry	04/20/2026
Christopher-Cassidy K Kam aka Chris Kam fka Christopher Kam	04/17/2026
Whitney Pilzer Agee nka Whitney Pilzer Agee fka Whitney Pilzer	05/05/2026

Educational Equivalency Certificate

Expiration Date

Letitica Berry	04/21/2028
Veronica Vo	04/21/2028
Matthew B Swiderski	04/22/2028
Xinxin Liu	04/22/2028
Janet Morales Luna	04/22/2028
David A Beebe	04/22/2028
Brooke Reichert	04/22/2028
Trinh Le Jasso	04/22/2028
Sarina Joelle Fisher Robinson	04/24/2028
Cameron John Nadler	04/27/2028
Matthew Amar Price	04/27/2028
Edwin R Medina	04/30/2028
Myrna Kathy Kingham	04/30/2028
Alexander Jee	05/04/2028
Jerrod Tanaka	05/04/2028
Anuheā Leoni`ohu`ohuikaleilokea`ala Colleado	05/04/2028

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Hector Gabriel Melendez Torres	05/05/2028
Kari Ann Wicklund	05/05/2028
Brenda Michelle Brandt	05/05/2028
Shawn Daniel Morey	05/08/2028
Tatiana Leonov	05/13/2028

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Cynthia M Lyons	04/13/2028
Letitica Berry	04/21/2028
Matthew B Swiderski	04/22/2028
Xinxin Liu	04/22/2028
Janet Morales Luna	04/22/2028
Brooke Reichert	04/22/2028
Trinh Le Jasso	04/22/2028
Giovanne Georges Helou	04/23/2028
Sarina Joelle Fisher Robinson	04/24/2028
Cameron John Nadler	04/27/2028
Matthew Amar Price	04/27/2028
Edwin R Medina	04/30/2028
Myrna Kathy Kingham	04/30/2028
Alexander Jee	05/04/2028
Jerrold Tanaka	05/04/2028
Hector Gabriel Melendez Torres	05/05/2028
Brenda Michelle Brandt	05/05/2028
Shawn Daniel Morey	05/08/2028
Tatiana Leonov	05/13/2028

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Cynthia M Lyons	04/13/2028
Ashley Kanani Correa	04/15/2028
Stephen Marcus Landin	04/17/2028
Barbara B Matz	04/21/2028
Lia Pumehana Kiaha	04/21/2028
Janet Morales Luna	04/22/2028
Cameron John Nadler	04/27/2028
Denice Lozano Kolodny	04/29/2028
Kapina Junedale Lansdale	04/29/2028
Edwin R Medina	04/30/2028
Myrna Kathy Kingham	04/30/2028
Alexander Jee	05/04/2028
Cara Beau Scoffings	05/05/2028
Scott Joseph Kenar	05/06/2028
Paris Edward Jon Fernandez	05/07/2028
Shawn Daniel Morey	05/08/2028
Lorelei M Campbell	05/13/2028

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REAL ESTATE COMMISSION
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Department of Commerce and Consumer Affairs
State of Hawaii
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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 Consultant 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 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 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:

Miles Ino
Executive Officer

May 5, 2026

Date

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

MI:ls

DRAFT

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
Aycee 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
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Gay & Robinson Inc	03/20/2026
Erin Wada, PB	
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
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	
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Jonathan Supersad	03/27/2026
<u>Trade Name</u>	<u>Effective Date</u>
Wander Asset Management LLC	03/09/2026
dba Wander	
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
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	
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
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 Stermann	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

**ASSOCIATION OF REAL ESTATE LICENSE LAW OFFICIALS
2026 MID-YEAR MEETING REPORT**

Louisville, Kentucky
April 14-17, 2026

Attended by: Supervising Executive Officer, Neil Fujitani
Real Estate Specialist, Nohelani Jackson

Tuesday, April 14

LAW AND REGULATION COMMITTEE MEETING

The purpose of the committee is to monitor and report on legislative, regulatory, and judicial developments in real estate and related industries, and create and maintain relevant resources available to members.

In carrying out part of its duty, the committee is collecting new case law cases for presentation at the Annual Conference, but how it's presented is still being discussed. The committee received feedback that the skit format was in need for an upgrade.

BOARD OF DIRECTORS MEETING

The Board of Directors shall establish the strategy and vision of the Association and oversee the business and affairs of the Association.

President/CEO Reports:

- Established a new attendance policy to remove committee members who do not attend at least 75% of the time.
- In the process of creating a timeshare registry task force.
- The ARELLO digest needs jurisdictional support as it's not well completed.
- The Job Task Analysis is on schedule and budget creating a unified national content outline.
- Membership Report- 48 Full US Member, 9 Full NON- US Members, 108 Affiliate Members, 46 Emeritus members, 23 API (License verification) subscribers
- Core Reset Advisory Board was established last year. They have been responsible with helping in modernizing ARELLO's technology. They hope to have the new member app ready to demo by Annual. They are also working on the Time Share Registry design mock-up.

Wednesday, April 15

MARGY GRANT, ESQ CEO Florida REALTORS®

Issues:

- One of the biggest issues Florida is dealing with is professional tenants, which are illegal squatters, in vacation rentals. The Legislative Response was SB 1293 which allowed felony penalties for fraudulent occupancy, faster removal process, clear enforcement pathway.

- Florida also faced Deregulation (HB 607) which threatened to remove key regulatory boards, educational requirements, would disrupt mutual recognition programs, and weaken consumer protection frameworks. Thankfully, Florida REALTORS was able to work with other parties to successfully advocate against HB 607, reinforced the importance of informed policy making and forged a stronger engagement from industry and regulators.
- Condo Safety Reform (SB 4-D/ 2022 Special Session; Updates): Mandatory Inspections- Structural “Milestone” Inspections at Set States for Condos/Co-Ops 3+ Stories; Reserve Studies (SIRS)- Required Analysis of Long-Term Repair Needs- Structure, Roof, Plumbing, etc..; No Waiving Reserves- Requires Fully Funded for Critical Components, Broad Applicability- Applies State to Most Multi-Story Condo/ Co-Op Buildings; Transparency & Online Records, Financial Flexibility; Reserve Rules
- The Florida legislature has an eight-week, 2-month session and as with other jurisdictions, a lot occurs. The main takeaway every session is that “Disagreement does not equal Disrespect.” Sometimes, since Florida Realtors is such a large lobbying group, many members forget their respect at the door. She reminds her members of this every session. Florida has 235,000 members and the state is the 10th largest economy in the world.

EDUCATION ISSUES ROUNDTABLE

Jeremy Reed and Brittini Jones Anderson, Ph.D.

- Innovation to get information out to their licensees:
 - Illinois recognized that email blasts are no longer effective. They are now looking at texts or alerts via an online portal.
 - Kansas is developing a social media plan. They’re experiencing a 30% open rate for information being sent out via email. Tennessee noted that they experience about a 60% open rate on quarterly bulletins. Majority of bulletins with states are all digital.
 - South Carolina updated their license law and is under a mandate that if they want a regulation passes, they must rid of at least two existing regulations.
 - North Carolina conducts an education roundtable with their educators every quarter via Zoom online and leaves it as an open agenda, posing the question to them, “What do you want to talk about?” They also make short themed session videos based on various educational topics.
- Misrepresentation and Misconduct in education delivery.
 - Use of AI / Meta glasses;
 - Failing to renew prelicensing courses (resulting in students taking unapproved courses);
 - Failing to register prelicensing courses;
 - Attesting to CEs but not completing them (caught during audits);
 - Schools not checking ids for registration (people taking classes for other people); Have found students do not attend courses by looping another video to appear that the student is online (App called Bloop), and also have had an administrative assistant attend courses for the licensee.

- Disciplinary process involving educational courses
 - Tennessee incorporates a Tennessee Reinstatement And Compliance Essentials (“TRACE”) program for licensees which includes 30 hours of education.
 - Remediation process could include taking courses, or examinations to demonstrate mastery of a particular subject matter.

EMILY MCCARTHY- KENTUCKY PUBLIC PROTECTION CABINET

- Through an initiative by Governor Beshear, Kentucky developed a Stop Scam Initiative. This initiative asks:
 - PAUSE: Were you expecting a call, text, or email from the company or individual? Does the offer seem too good to be true? Do you know more information than them?
 - CHECK: Before you take any action, research the sender and their offer. Discuss the offer with family, friends, or professionals, especially if you are considering a financial investment. Verify information by reaching out to the company directly. Search for the company website or phone number rather than clicking the link in the communication. If someone comes to your house, check the vehicle they came in for a company logo and ask for their ID badge with company information on it. Read all contracts closely and be wary of companies that don't allow you time to review contracts.
 - PROTECT: Keep your personal information safe. Learn ways to boost your digital security. Don't click on links in unsolicited emails or texts. Don't share your personal information such as full name and address, social security number, bank information, passwords or any other identifying information. Do use a strong password and turn on multi-factor authentication for important accounts like email and banking. Do make sure your security software, operating system, internet browsers, and apps are up to date to fend off new threats. Do strengthen your connected devices by changing your default Wi-Fi and router administrator passwords. Consider encrypting your network to keep out intruders. Do set your computer and phone to lock automatically when you're not using them to prevent unauthorized access if you walk away or misplace them. Do regularly back up your data. This way, if you ever get hacked, lose your device, or deal with theft, you can recover your information. Use cloud storage or an external drive for your backups.
 - Real Estate Scams- Red Flags
 - Untraceable Payment Methods: Requests for payment via CashApp, Venmo, Zelle, cryptocurrency, or prepaid gift cards.
 - High Pressure/ Urgency: Multiple interested parties and a deposit is demanded immediately to “hold” the property.
 - Refusal to Meet: They are out of the country, in the hospital, or otherwise unavailable to show the property in person. Verification Discrepancies: The price is much lower than similar area rentals, or the photos contain watermarks.
- Watch the movie “the Bee Keeper” for a recent theatrical release involving a phishing scam.

ADMINISTRATOR PANEL

Several licensing administrators from across the country discussed issues they are facing in their jurisdictions.

- Biggest Challenges:
 - Illinois: Since it's difficult to make changes, it's customary to pause and observe closely prior to making changes; it's hard to undo the changes once in place; and there is trend towards deregulation, with many people claiming they are experts in a certain licensing area.
 - North Carolina: difficulties retaining good employees and they can't compete with the private sector.
 - Kentucky: Keeping legislators aware of the many issues
 - Louisiana- Competing not only with the private sectors but with other state agencies for civil service position employees.
 - North Carolina- Technology and Modernization is no longer optional. We need to be upgrading our internal systems, workflows, websites.
- Artificial intelligence
 - North Carolina: experiencing use in advertising, they are trying not to overreact and trying not to control every situation, one example of this was a licensee changed the landscaping surrounding a property and did not have any indication/caveat it was generated by AI; during an examination, a candidate was wearing Meta glasses and reading the question out loud so the AI could respond with the correct answer.
 - Alabama: experienced a full AI transaction from showings and drafted/signed contracts without any human interaction; no one reviewed the contract and the closing attorney caught several mistakes causing the transaction to start over.
- Repeat offenders: there is a need to rethink how to discipline a licensee continuing to commit offenses. In Illinois, the licensing authority is allowed to fine up to \$25,000 per violation. This helps with repeat offenders.
 - Louisiana- Site and Fine- For common cases there are set fines.
 - North Carolina- 2000 complaints a year. They have a hot line that with hopefully mitigate a problem before it becomes a complaint. If they are a repeat offender, they will receive higher fees. At the hearings, the hearings officer
 - Alabama- Has a problem with the repeat offenders who get their license revoked and turns around to become an unregulated wholesaler instead. Has been working with legal to increase fines to \$5000 per violation. However, noted that they need more auditors without audits they won't find anything.
- Broker Supervision: Is this a company thing or a regulatory issue? Does everyone know their role within a brokerage?

COMMISSIONER ROUNDTABLE

- How has social media changed expectations and professional conduct?

- Nude licensee selling properties online has a lot of views. If he was a member of NAR, he would need to abide by the code of ethics. Questions on where the line of free speech is drawn.
 - Licensees are seeking solutions on social platforms like chat rooms rather than going to their PB resulting in bad advice and incorrect information. Same can be said for public going to social media seeking professional guidance from non-professionals.
 - Personal vs Professional Pages- New generation of agents. Assume everything is recorded. Be careful of what is being said.
- New York has a bill making it through their legislature prohibiting a chatbot from providing professional services. Proposal to mandate AI training and create formal guidelines. A part of the education of AI needs to include Fair Housing rules. When using AI you must ensure that the information provided lacks biases and is in legal compliance.
 - Need to come up with standardized guidelines that will ensure quality CEs. Some states like Georgia, work collaboratively with the course providers and guide them on making a solid course.

AFFILIATE IDEA EXCHANGE

Mitch Study, member of the Board of Professional Home Inspectors and Ho Mun, Director of PSI's License Management Services explained the stepping stones towards success in licensing examinations.

- Licensing Examinations are not a barrier to entry but a stepping to professionalism.
- Exam Development is a rigorous process that begins with Job task Analysis, followed by SME Recruitment, Content Development, Standard Setting, then Item Review.
- Examinations are developed with psychometrics to support fair valid and consistent examinations by using SME to define the knowledge, skills, and abilities needed to protect public health, safety and welfare.
- Exams Administration- Consistency is key to ensure every candidate has the same opportunity
- Exam Security: Secured facilities- protects the candidates, the profession and organization. Testing vendors need to have an Identification process, an ability to ensure a sterile environment, and a way to prevent "bad actors"

Thursday, April 16

SUMMER GORALIK- "REGULATING THE FUTURE: AI, PROACTIVE COMPLIANCE AND THE EVOLUTION OF REAL ESTATE OVERSIGHT

There was a Florida news article describing how a Florida couple used ChatGPT to sell their house for \$100,000 more than other licensee's estimates and closed within 5 days. In the sellers' conversation with the AI, AI was able to provide confidence to the sellers that the home's pricing was appropriate even though other licensees seemed hesitant.

- Would using AI be considered unlicensed activity? Is there a misrepresentation risk?

- States need to invest in broker supervision education. They are the gatekeepers in the industry and are the frontline in the practice. As it is, broker supervision must evolve along with the technology.
- California's DRE published a real estate advisory: "Artificial Intelligence in California Real Estate – Opportunities, Risks, and Compliance Considerations for Licensees."
- https://www.dre.ca.gov/Licensees/Advisories/Advisory_2026_03_17_AI_in_California_Real_Estate.html. The article states, "The use of AI in the real estate practice does not alter three fundamental principles: First, only persons or corporations licensed by the DRE are permitted to perform real estate licensed activities. Second, brokers must reasonably supervise the activities taking place under their license. Finally, brokers and their affiliated licensees owe fiduciary duties to their clients If an AI tool generates inaccurate information, misleading advertising, or improper communications with consumers, responsibility under current law rests with the licensee and their responsible broker, not the technology provider." Also, the licensee must be aware that AI models usually use historical data to predict future events and it may run afoul of any fair housing concerns. In general, AI should be used to assist the licensee in their real estate practice and not take it over.

Best Practices for Responsible AI Use

- Understand AI Limitations
Evaluate how the AI tool works, what data it uses, and how it generates results.
- Maintain Human Oversight
Always review and verify AI outputs for accuracy and legal compliance before publication or use in client interactions.
- Implement Written Policies and Training
Brokers should adopt policies governing AI use and ensure all affiliated licensees are aware of such policies and trained in compliance obligations.
- Document Compliance Steps
Keep records showing how AI outputs were reviewed and verified for accuracy and compliance with law.
- Stay Informed of Evolving Law
Monitor legislative and regulatory developments affecting AI use, including changes to disclosure obligations and fair housing enforcement trends.

REAL ESTATE ROUNDTABLE

Current Issues States Facing:

- Agent Education- It's the biggest risk for consumers. Incompetent agents are giving the industry a bad name. The average lifespan of a licensee is 8 years. Homebuyers are outlasting real estate agents. Consumers are getting young agents. Teams- should include an experience person.
- Fraud- North Carolina reported they are still seeing high reports of vacant land scams.
- Agency Agreements- Ensuring that there is an agreement in place and signed. Compensation is clearly stated for a professional service offered.

SECRETARY MARIO TRETO, ILLINOIS DEPARTMENT OF FINANCIAL AND DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

Secretary Treto shared both the challenges and accomplishments experienced by the Illinois Department of Financial and Professional Regulation.

Major Challenges:

- The agency was experiencing significant operational strain in 2021, with only about 60% of its 650 employees carrying most of the workload, resulting in burnout and declining morale.
- Healthcare boards were facing severe licensing delays, with some applications taking more than six months to process.
- Procurement barriers made it difficult to acquire updated systems, services, and staffing resources in a timely manner.
- Chronic staffing shortages further contributed to backlogs and operational inefficiencies.
- Employees expressed concerns that modernization efforts and new technology might replace their jobs rather than support their work.
- Internal processes varied greatly, revealing gaps in shared knowledge and inconsistencies in how tasks were performed.

Major Wins:

- The department successfully convinced legislators of the need to modernize its aging licensing system, securing approval and support for system upgrades.
- Legislative changes were passed to expedite both procurement and hiring processes, allowing the agency to operate more efficiently.
- Small group discussions helped leadership gain staff buy in, reduce fears about job loss, and reinforce that modernization would shift work toward enforcement—not eliminate positions.
- The new licensing system was designed to increase precision and efficiency without lowering professional qualifications or weakening consumer protection.
- The department evaluated new licensing pathways and professional compacts to enhance flexibility while maintaining standards.
- Cross training and new standard operating procedures were introduced to address knowledge gaps and ensure consistency across staff.
- The Office of Innovation was created to promote proactive problem solving, modernization, and continual improvement.

Secretary Treto emphasized that even in difficult circumstances, agencies can find opportunities by examining what is working, improving what is not, supporting staff development, and prioritizing self care.

MEMBERSHIP COMMITTEE

The purpose of the committee is to effectively communicate to potential and current members the Association's purpose, goals and objectives as outlined in the strategic plan, encouraging new members to join and helping existing members maximize value.

- The Committee was tasked with looking at the possibility of an “Alumni” status whether that would be another tier in membership or an option at registration. The purpose appears solely for registration purposes to attend ARELLO events versus gaining access to databases and other member benefits. Therefore, there will be additional changes to the current membership model.
- Since the inception of the Mentorship Program in 2022, the program hasn’t had as much success, the committee will be working on revamping the goals and purposes of the program possibly dividing into two levels: 1) for new members 2) for developing current members into leadership roles.

- Discussed new member orientation tools and the possibility of utilizing ARELLO's new distance education platform to maybe create a course.

PROGRAM COMMITTEE MEETING

The purpose of the committee is to work in collaboration with the Chief Executive Officer ("CEO") or their designee(s) to execute events that further the association's mission and provide an opportunity for individuals in the real estate regulation industry to connect and learn.

- Throughout the conference a whiteboard was left out in the front of the conference rooms for attendees to share feedback, potential topics for discussion. The committee addressed some of the comments including allowing opportunities for more open discussion.
- This year's Annual Conference will be held from September 15-17 in Maui, Hawaii. Registration has officially opened. The committee will be finalizing the conference agenda based on attendee's post Mid-Year surveys. In addition, they are looking for additional guest speakers.
- They announced the 2027 Mid-Year Conference will be in Houston, Texas and the 2027 will be in Philadelphia, Pennsylvania. They also selected the 2028 Annual Conference location which was Seattle Washington. Their proposal will be sent to the Board of Directors for final approval.

March 17, 2026

Artificial Intelligence in California Real Estate - Opportunities, Risks, and Compliance Considerations for Licensees

INTRODUCTION

Artificial intelligence (AI) is rapidly transforming how real estate services are delivered—whether through automated marketing, analytics, or workflow tools. In California, real estate licensees incorporating AI into their practices must do so in a manner consistent with existing legal duties under the California Business and Professions Code (Bus. & Prof. Code)^[1], the California Code of Regulations promulgated by the Department of Real Estate (DRE), and fair housing, fair lending, and consumer protection laws.

This article identifies common uses of AI in the real estate context and outlines concrete steps licensees should take to remain compliant with California real estate law when adopting and using these technologies.



WHAT IS ARTIFICIAL INTELLIGENCE

AI is a system capable of simulating human intelligence to perform complex tasks, such as writing, learning, reasoning, problem-solving, perception and decision-making. AI systems learn from data to improve performance over time and range in use from narrow AI (specialized for one task) to Generative AI (capable of creating new content), to Agentic AI (executing multi-step workflows with minimal human supervision).

- 1. Marketing and Advertising**
Drafting listing descriptions, generate social-media content, and create promotional material, including AI-enhanced imagery.
- 2. Lead Generation and Customer Interaction**
Using AI-powered chatbots and automated lead scoring to help manage inquiries and prioritize follow-up.
- 3. Property Valuation and Market Analytics**
Synthesizing market data for automated valuation models (AVMs) and dynamic pricing tools.
- 4. Supporting Transaction and Document Review**
Summarizing documents, tracking deadlines, and identifying potential errors or non-compliance.
- 5. Property Management**
Tenant screening (subject to fair housing scrutiny), rent optimization, and maintenance prediction.
- 6. Mortgage Servicing**
Using AI tools for predictive analytics, including analyzing borrower behavior, historical data, and macroeconomic factors, to reduce defaults.

LEGAL AND REGULATORY CONSIDERATIONS

Broker Supervision and Licensee Responsibility

The use of AI in the real estate practice does not alter three fundamental principles: First, only persons or corporations licensed by the DRE are permitted to perform real estate licensed activities. Second, brokers must reasonably supervise the activities taking place under their license. Finally, brokers and their affiliated licensees owe fiduciary duties to their clients. California law, under Bus. & Prof. Code sections 10177(h) and 10159.2 and Regulation section 2725, places responsibility on brokers to supervise

the activities of their affiliated licensees and the operations of the brokerage. Bus. & Prof. Code section 10131 outlines the activities that require a real estate license, and brokers must be aware of the activities any unlicensed assistants take in carrying out the operations of a brokerage. A broker's supervisory obligation extends to the tools used to conduct licensed or unlicensed activities, including AI-powered software. If an AI tool generates inaccurate information, misleading advertising, or improper communications with consumers, responsibility under current law rests with the licensee and their responsible broker, not the technology provider.

For these reasons, licensees have a duty to use AI responsibly and should treat AI as a support tool rather than an independent decision-maker. Using AI tools to conduct licensed activity may be equivalent to asking an unlicensed assistant to do licensed activity, which is a violation of California real estate law. DRE already has information available on its website to assist licensees in understanding what unlicensed assistants are permitted to do (see https://www.dre.ca.gov/files/pdf/faqs/guide_unlic_asst.pdf). Professional judgment must be exercised at all times, and AI outputs should be reviewed for accuracy and approved by the licensee before being relied upon in transactions or consumer communications. As set forth in greater detail below, failure to review AI output could subject a real estate licensee to disciplinary action for breaching fiduciary duties, negligence, making substantial misrepresentations, and/or failing to make required disclosures. Licensed real estate brokers also could face disciplinary action for failing to reasonably supervise their affiliated licensees.

Misrepresentation, Disclosure, and Advertising

All real estate advertising in California must be truthful, accurate, and not misleading, regardless of whether it is generated by a human alone or generated by a human with the assistance of AI. Bus. & Prof. Code section 10176 authorizes disciplinary action for substantial misrepresentation, false promises, or deceptive practices. Licensees who rely on AI to draft listing descriptions, marketing emails, or online advertisements must independently verify factual claims, including claims involving property features, pricing, availability, and potential uses. Inaccurate information or other deceptive practices may be deemed a violation by the licensee, and use of an AI tool will not excuse the violation. In addition, advertising content generated by AI must comply with statutory disclosure requirements. Under Bus. & Prof. Code section 10140.6, licensees are required to include their name, license identification number, and responsible broker's identity on solicitation materials that constitute the first point of contact with consumers. Licensees must still comply with these requirements when using AI-generated content. As of January 1, 2026, licensees must also comply with Bus. & Prof. Code section 10140.8 when using digitally altered images in real estate advertising. This statute requires a clear disclosure when images have been digitally modified in a way that changes the appearance of the property, including modifications created or enhanced by AI. Licensees must also make the original, unaltered image available to consumers. Failure to review AI-generated images for compliance may result in violations even if the alteration was unintentional.

Fair Housing, Fair Lending, and Discrimination Considerations

AI tools often rely on large data sets to make predictions or recommendations. If those data sets reflect historical patterns of discrimination or bias, the resulting output may create fair housing concerns. The California Fair Employment and Housing Act (FEHA) prohibits discrimination in housing-related transactions and advertising based on protected characteristics under Government Code sections 12955-12956.1 and the California Housing Financial Discrimination Act (the Holden Act) prohibits discrimination in residential financing (i.e., loans used to purchase, construct, improve or repair homes). Moreover, DRE regulations section 2780 prohibits advertisements that indicate a preference, limitation, or discrimination based on listed characteristics. When AI is used for targeted advertising, tenant screening, lead prioritization, or pricing recommendations, licensees should be particularly cautious. Even neutral-appearing criteria may result in discriminatory outcomes or indirect discrimination. The use of AI does not shield a licensee from liability under the real estate law, FEHA, the Holden Act, or other fair housing and lending laws. Licensees should ensure that AI tools are not used in a manner that excludes or disadvantages protected classes, whether intentionally or inadvertently.

Privacy, Data Security, and Consumer Information

Many AI platforms require access to consumer data, including names, contact information, financial details, and transaction histories. Licensees must ensure that the collection, disclosure, consent, use, and sharing of such data complies with applicable privacy laws, including the California Consumer Privacy Act under Civil Code sections 1798.100-1798.199. Before using an AI tool, licensees should understand what data the tool collects, how long it is retained, whether it is shared with third parties or is available to the general public, and what safeguards are in place to protect consumer information. Licensees should avoid inputting confidential or sensitive client information into public or unsecured AI platforms and should take reasonable steps to ensure that consumer data is handled responsibly and lawfully.

Unauthorized Practice of Law and Reliance on AI-Generated Legal Content

Some AI tools offer to generate contract language, explain legal rights, or interpret disclosure documents. Licensees must exercise caution when using such tools. A licensee who provides legal advice or legal interpretations beyond the scope of what their real estate license permits may constitute the unauthorized practice of law, which is a crime under Bus. & Prof. Code sections 6125-6126. AI-generated explanations or document summaries should not replace attorney advice, statutory disclosures, or a licensee's obligation to recommend that consumers seek legal counsel when appropriate.

RESPONSIBLE USE OF AI IN REAL ESTATE PRACTICE

To integrate AI responsibly, licensees should approach AI as an assistive technology rather than a substitute for legal and professional responsibility. This includes understanding the capabilities and limitations of each tool, maintaining active oversight over AI-generated content, and ensuring that brokers establish clear policies and training regarding acceptable AI use within their brokerages and then monitoring compliance with those policies. Documentation of review, training, and compliance practices may also help demonstrate good-faith efforts to comply with the law if questions arise.

Best Practices for Responsible AI Use

- **Understand AI Limitations**
Evaluate how the AI tool works, what data it uses, and how it generates results.
- **Maintain Human Oversight**
Always review and verify AI outputs for accuracy and legal compliance before publication or use in client interactions.
- **Implement Written Policies and Training**
Brokers should adopt policies governing AI use and ensure all affiliated licensees are aware of such policies and trained in compliance obligations.
- **Document Compliance Steps**
Keep records showing how AI outputs were reviewed and verified for accuracy and compliance with law.
- **Stay Informed of Evolving Law**
Monitor legislative and regulatory developments affecting AI use, including changes to disclosure obligations and fair housing enforcement trends.

CONCLUSION

Artificial intelligence offers real estate professionals powerful tools for enhancing service delivery, efficiency, and customer engagement. However, the legal duties under California real estate law remain firmly rooted in consumer protection, fiduciary duty, licensee responsibility, accurate advertising, consumer protection, and fair housing compliance. Licensees should adopt well-documented practices, retain human oversight over AI content, and ensure their use of AI tools supports, not undermines or violates, their legal obligations under California law.

[1] All statutory references are to California code sections unless otherwise indicated.

CONTINUING EDUCATION PROVIDERS AND COURSES
RATIFICATION LIST

EDUCATION REVIEW COMMITTEE

May 29, 2026

<u>Registration/Certification</u>	<u>Effective Date</u>
Courses	
“The Code of Ethics” (3 credits) (ExceedCE)	04/22/2026
“Buyer’s Agency: How We Got Here and New Requirements” (3 credits) (ExceedCE/ARELLO)	04/23/2026
“Bias Override: Overcoming Barriers to Fair Housing” (3 credits) (Hawaii Association of REALTORS/National)	05/06/2026

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON MAY 29, 2026

<u>Brokers – Individual</u>	<u>Effective Date</u>
Richard Stephen Hoag aka Richard Hoag	03/18/2026
Mary S Y Lagundimao	03/30/2026
Kelli K Miller aka Kelli Miller	04/01/2026
Yukari K Azuma aka Yukari Azuma	04/01/2026
Lorena D Clever aka Lorena Clever	04/02/2026
Kerstan Pomaika'iokalani Ho	04/07/2026
Megan Crystal Kinoshita aka Megan Kinoshita	04/07/2026
Marlisa Cheri Maile Oshiro aka Marlisa Oshiro	04/15/2026
Jennifer Holly Easterly	04/20/2026
Deanna Lin Davis-Alexander aka Deanna Davis	04/20/2026
Jude Ann Rasmus	04/21/2026
Dallas Alexander Stone aka Dallas Stone	04/29/2026
Jordan Christopher Brant	04/30/2026
Clark Kainui Kahawaii	05/01/2026
 <u>Salesperson – Individual</u>	 <u>Effective Date</u>
David Scott Thomson	03/30/2026
Tony El Fata	03/30/2026
Letizia De Lannoy Kobayashi	03/30/2026
Aina Ogawa	03/30/2026
Tyler Takeshi Makabe aka Tyler Makabe	03/31/2026
Melrose Blake-Bethea	03/31/2026
Sky Namolokama Ross aka Sky Ross	04/01/2026
Joseph Peter Scarola	04/01/2026
Hanayo Izumoto	04/02/2026
Summer Rose Thomas aka Summer Thomas	04/02/2026
Demi-Alyse Terina Tiqui	04/06/2026
Armando Joel Perez aka Armando Perez	04/06/2026
Solomon Wolpow Simmers aka Sol Simmers	04/06/2026
Amber Kilinoe Ikalani aka Kilinoe Ikalani	04/07/2026
David Harold Rhea	04/07/2026

Daniel Wayne Pursley aka Daniel Pursley	04/07/2026
Gloryann Corpuz Justo aka Gloryann Justo	04/08/2026
Sadie Von Eggers	04/08/2026
Jada V Holt aka Jada Holt	04/08/2026
Ashli Spillane Thompson	04/08/2026
Kalia Rose-Kanakolu Keawe aka Kalia Keawe	04/09/2026
Emmanuel P Edouard aka Emmanuel Edouard	04/09/2026
Markus Nathaniel Willard aka Markus Willard	04/09/2026
Javelin Tsyuko Carvalho aka Javelin T Carvalho	04/13/2026
Olivia Katharine Arnau	04/13/2026
Raymond Scott White aka Ray White	04/13/2026
Jessica Marie Kjeldrun Craft	04/13/2026
Holly Rhiannon Zamora aka Holly R Zamora	04/14/2026
Brent-Makoa Kaihelelepilo Akana aka Makoa Akana	04/14/2026
Elizabeth Joan Allred aka Elizabeth Allred	04/15/2026
Joseph Glynn Kunkel aka Joe Kunkel	04/15/2026
Chelsea Elizabeth Swank aka Chelsea Swank	04/15/2026
Dylan Scott Hernandez aka Dylan Hernandez	04/15/2026
Nicholas Masao Nakamoto aka Nicholas Nakamoto	04/16/2026
Yasna S Zamani aka Yasna Zamani	04/16/2026
Rebecca Justine Iolani Soon aka Rebecca Soon	04/16/2026
Zena T Johnson aka Zena Johnson	04/17/2026
Amrit Daswani aka Adam Daswani	04/17/2026
Justin Tae Hyun Kim	04/17/2026
Ana Carolina Shakespear aka Ana Shakespear	04/20/2026
Lany Dilaida Velador Rodriguez aka Lany Dilaida Rodriguez	04/20/2026
Alicia Gay Gasmen aka Alicia G Gasmen	04/20/2026
Mariko Caroline Lee aka Mariko Lee	04/20/2026

Nozomi Takahashi Lindemann aka Nozomi Lindemann	04/20/2026
Grecita Bonifacio Tupaz	04/20/2026
Stephanie Elizabeth Kessner aka Stephanie E Kessner	04/21/2026
John Taylor Polhemus	04/21/2026
Amber Louise Soria aka Amber Soria	04/21/2026
Caitlin Brianne Dettloff	04/22/2026
Kathleen Sue Jones	04/22/2026
Kevin Thomas Horton aka Kevin Horton	04/24/2026
Mollie Elizabeth Fitzgerald aka Mollie Fitzgerald	04/24/2026
Kestrel Sara Cservenak aka Kestrel Cservenak	04/24/2026
Haruna Eva Matsumoto aka Haruna Matsumoto	04/24/2026
Mikael Coulon	04/24/2026
Stephen Nathaniel Autrey aka Stephen N Autrey	04/24/2026
Jacob Davis McHenry aka Jake McHenry	04/24/2026
Mark Raymond Kauf aka Mark Kauf	04/24/2026
Carson K M G Magoon aka Carson Magoon	04/27/2026
Hanna Yoshida Yancey aka Hanna Yancey	04/27/2026
Mai T Lieu aka Mai Lieu	04/27/2026
Brian Rowe	04/27/2026
Christopher John Walters aka Christopher Walters	04/27/2026
Te Li	04/28/2026
Nguyen My Do aka Wendy Do	04/29/2026
Haleigh A Berko aka Haleigh Berko	04/29/2026
Jinny Noana Dean-Yap aka Jinny Dean-Yap	05/01/2026
Farah Thara	05/01/2026
Elsa Xitlali Torres aka Xitlali Torres	05/01/2026
Phoenix Farah Furer aka Phoenix Furer	05/01/2026
Mark Jeffrey Richards aka Mark Richards	05/04/2026
Karen Jeanne Ting aka Karen J Ting	05/04/2026
Annalise Rose O'lear	05/04/2026

Sonya Dianne Stewart aka Sonya D Stewart	05/04/2026
Stephen J King	05/05/2026
Kayleen-Tilisa K Funaki aka Kayleen Funaki	05/05/2026
Tina Puanani Caceres aka Tina Pua Caceres	05/05/2026
Yoojeong Iyo	05/05/2026
Anne-Sophie Williams	05/06/2026
Laureen U Debina U'ilani Debina	05/06/2026
Jamissa Kae Yasay-Fagaragan Collins aka Jamissa Kae Collins	05/06/2026
Assumpta Rapoza	05/07/2026
Kaiea Christopher Lufrano aka Kaiea Lufrano	05/07/2026
Kristina Marie Valdez aka Kristina Valdez	05/08/2026
Samuel Lewis Hickman aka Sam Hickman	05/08/2026
James Bradley Miller aka James B Miller	05/08/2026
Samantha Nalani Smith aka Samantha Smith	05/11/2026
Thomas Richard Higgins aka Thomas Higgins	05/11/2026
Brian Patrick Hilgen	05/12/2026
Israel Sanchez	05/13/2026
Mira Heer	05/13/2026
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Nexus Estates LLC Garrett Kuroda, PB	03/30/2026
Premier Management of Hawaii LLC Kelli K Miller, PB	04/01/2026
Paramount Properties Hawaii LLC Margaret Rose Walker, PB	04/02/2026
Kalo Collective Realty LLC Kerstan Ho, PB	04/07/2026
Hey Whatz What LLC Attilio K Leonardi, PB	04/16/2026
Veterans Realty Services LLC dba Veterans Realty Services and Property Management (VRS) Heather Chase, PB	04/23/2026
Hale Pomaika'i Realty LLC Benjamin V Chen, PB	04/22/2026
Rock Realty LLC Evan Rock, PB	04/27/2026
Western Frontier Maui LLC dba Engel & Volkers Maui Reggie Audant, PB	04/29/2026

Kupaa Realty Group LLC Lynnette Maialoha, PB	05/05/2026
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
John Emory Donelson	04/01/2026
William Kelsey Singer dba Singer Real Estate	04/21/2026
<u>Trade Name</u>	<u>Effective Date</u>
Top Property Management LLC dba Top Realty	04/09/2026
KLU Real Estate Inc dba KLU Real Estate fka Century 21 Paradise International	04/21/2026
Veterans Realty Services LLC dba Veterans Realty Services and Property Management (VRS)	04/30/2026
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Chelsey M Tanoai nka Chelsey Marie Honda fka Chelsey M Tanoai aka Chelsey Marie Honda	04/14/2026
Alyssa J Tibbitts nka Alyssa J Smith fka Alyssa J Tibbitts aka AJ Smith fka Alyssa Tibbitts	04/14/2026
Christina S Park nka Christina S Bae fka Christina S Park	04/08/2026
Tate N K Williams nka Tate Namahana Kaohimaunu Landford fka Tate N K Williams	04/27/2026
Melissa A Rabino nka Melissa Rabino Esperanza fka Melissa A Rabino aka Melissa Esperanza	04/29/2026
Tanja M Miller nka Tanja Kaia Miller fka Tanja M Miller	05/01/2026
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
William M Grant nka Bill Grant fka William M Grant	04/13/2026
Christina S Park aka Christina Bae	04/16/2026
Scott Gregory Gerry aka Scott Gerry	04/20/2026
Christopher-Cassidy K Kam aka Chris Kam fka Christopher Kam	04/17/2026

Whitney Pilzer Agee
 nka Whitney Pilzer Agee
 fka Whitney Pilzer

05/05/2026

Educational Equivalency Certificate

Expiration Date

Letitica Berry	04/21/2028
Veronica Vo	04/21/2028
Matthew B Swiderski	04/22/2028
Xinxin Liu	04/22/2028
Janet Morales Luna	04/22/2028
David A Beebe	04/22/2028
Brooke Reichert	04/22/2028
Trinh Le Jasso	04/22/2028
Sarina Joelle Fisher Robinson	04/24/2028
Cameron John Nadler	04/27/2028
Matthew Amar Price	04/27/2028
Edwin R Medina	04/30/2028
Myrna Kathy Kingham	04/30/2028
Alexander Jee	05/04/2028
Jerrod Tanaka	05/04/2028
Anuheha Leoni`ohu`ohuikaleilokea`ala Collead	05/04/2028
Hector Gabriel Melendez Torres	05/05/2028
Kari Ann Wicklund	05/05/2028
Brenda Michelle Brandt	05/05/2028
Shawn Daniel Morey	05/08/2028
Tatiana Leonov	05/13/2028

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Cynthia M Lyons	04/13/2028
Letitica Berry	04/21/2028
Matthew B Swiderski	04/22/2028
Xinxin Liu	04/22/2028
Janet Morales Luna	04/22/2028
Brooke Reichert	04/22/2028
Trinh Le Jasso	04/22/2028
Giovanna Georges Helou	04/23/2028
Sarina Joelle Fisher Robinson	04/24/2028
Cameron John Nadler	04/27/2028
Matthew Amar Price	04/27/2028
Edwin R Medina	04/30/2028
Myrna Kathy Kingham	04/30/2028
Alexander Jee	05/04/2028
Jerrod Tanaka	05/04/2028
Hector Gabriel Melendez Torres	05/05/2028
Brenda Michelle Brandt	05/05/2028
Shawn Daniel Morey	05/08/2028
Tatiana Leonov	05/13/2028

Real Estate Broker Experience Certificate

Expiration Date

Cynthia M Lyons	04/13/2028
Ashley Kanani Correa	04/15/2028
Stephen Marcus Landin	04/17/2028

Barbara B Matz	04/21/2028
Lia Pumehana Kiaha	04/21/2028
Janet Morales Luna	04/22/2028
Cameron John Nadler	04/27/2028
Denice Lozano Kolodny	04/29/2028
Kapina Junedale Lansdale	04/29/2028
Edwin R Medina	04/30/2028
Myrna Kathy Kingham	04/30/2028
Alexander Jee	05/04/2028
Cara Beau Scoffings	05/05/2028
Scott Joseph Kenar	05/06/2028
Paris Edward Jon Fernandez	05/07/2028
Shawn Daniel Morey	05/08/2028
Lorelei M Campbell	05/13/2028