

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, July 24, 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 – Organization of the Real Estate Commission
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 – June 26, 2026
4. Committees and Program of Work

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Iino, 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) Program of Work FY 2026-2027 Commissioners' Education Program
Regulated Industries Complaints Office – Role and Procedures
 - 2) Request for Conditional Approval of Alternative Supervisory Compliance –
HouseCanary, Inc.
- b. Condominium Review Committee
 - 1) Consumer Education
 - a) Community Associations Institute Hawaii Chapter Seminar “Boards
Do’s and Don’ts” – May 14, 2026 – Staff Report
 - b) Honolulu Board of Realtors Summer General Membership Meeting
2026 – June 26, 2026 – Staff Report
- c. Education Review Committee
 - 1) Continuing Education Administration, Curriculum, Courses, Providers,
and Instructors
 - a) Administrative Issues – Continuing Education Providers and Courses
Ratification List
 - b) Application – Continuing Education Provider – New American
Funding, LLC; Administrator – Christina Danish
 - c) Course – “A Real Estate Professional’s Guide for Assisting Clients in
Retirement”; Author/Owner – New American Funding, LLC; Category
– Finance; Clock Hours – 3
 - d) Course – “From Likes to Listings: Social Media for Real Estate
Professionals”; Author/Owner – Shari S. Motooka-Higa; Category –
Technology and the Licensee, Other: Real estate advertising
compliance, rules, ethics, and best practices; Clock Hours – 3
 - 2) Prelicensing Education Administration, Curriculum, Schools, Instructors
 - a) Updated Hawaii Real Estate Broker Prelicense Curriculum effective
date
 - 3) Administration of Examinations
 - a) Licensing Examination Statistics 4/1/26 – 6/30/26
 - b) School Pass/Fail Rates 4/1/26 – 6/30/26
 - c) School Summary by Test Category 4/1/26 – 6/30/26
- 5. Licensing and Registration – Ratification (see attached)
- 6. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters
 - a. In the Matter of the Real Estate Broker’s License of Anthony Giglio: REC 2025-32-
L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and
Commission’s Final Order; Exhibits “1”-“3”
 - b. Request for an Extension of Time to Complete the Education Requirement of the
Settlement Agreement In the Matter of the Real Estate Broker’s License of Stephen
T. Wells: REC 2025-115-L

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Real Estate Commission Meeting Agenda

July 24, 2026

Page 3

7. Next Meeting: Friday, August 28, 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 JULY 24, 2026

<u>Brokers – Individual</u>	<u>Effective Date</u>
Lynn Jordan Westbrook aka Lynn Westbrook	04/14/2026
Alexander Sungho Jee	06/05/2026
Monik Cheam Taing aka Monik Taing	06/15/2026
Dollcy Donesa Gebauer aka Dollcy D Gebauer	06/24/2026
Joseph Kane Maza	06/26/2026
Xiaoyan Su aka Maria Su	06/30/2026
Michael Richard Hearne aka Mike Hearne	07/02/2026
Benjamin James Goodhard aka Ben Goodhard	07/06/2026
Eun-Chong David Hwang aka David Hwang	07/06/2026
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Kayla Darlene Note aka Kayla Note	06/05/2026
Joseph David Delos Reyes aka Joseph Delos Reyes	06/08/2026
Mary Frances Legge aka Franny Legge	06/08/2026
Joshua Drew Ashbaugh aka Joshua D Ashbaugh	06/08/2026
Rustyn Kazuo Totoki	06/08/2026
Mark Garrett Valencia aka Mark G Valencia	06/09/2026
Elizabeth L Duarte	06/10/2026
Tanya Jklh Kahooahanohano aka Tanya Jolene Kanani Lum Ho Kahooahanohano	06/12/2026
Alexis Rachelle Zacher aka Alexis Zacher	06/12/2026
Jessica Mahealani Bartlett aka Jessica Bartlett	06/12/2026
Phoenix N Longley aka Phoenix Longley	06/12/2026
Ann Elizabeth Mahon aka Nancy Mahon	06/12/2026
Even George Victoria	06/12/2026
Keahi Honon Palaualelo	06/15/2026

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Real Estate Commission Meeting Agenda

July 24, 2026

Page 5

Lori Lee Hess	06/15/2026
Brenda M Brandt	06/15/2026
aka Brenda Brandt	
Heather Hope Redwood	06/15/2026
Kumi Hori	06/15/2026
Brandon James Dalton Duff	06/16/2026
aka Brandon Duff	
Reo Michael Iijima	06/16/2026
aka Reo Iijima	
Amy Kristen Alberghini	06/17/2026
Nataliia Nikolaieva	06/18/2026
Angelo Roman Corpuz Oasay	06/18/2026
aka Angelo Oasay	
Jamie Scott Chaney	06/18/2026
Emily Viktoria Smith	06/18/2026
Elijah Jaycub Scadina	06/18/2026
aka Jaycub Elijah Scadina	
Louis Yet Chang-Lo	06/18/2026
Yanina Juliette Soto	06/22/2026
aka Yanina Soto	
Nicolas Thomas D'angelo	06/22/2026
Amanda Kuualohapauole Garziano	06/22/2026
aka Amanda K Garziano	
Aiza Tariq Alidina	06/22/2026
aka Aiza Alidina	
Zachary Lee Espinoza	06/24/2026
aka Zachary Espinoza	
Edward Lee Gribbins	06/25/2026
aka Edward Gribbins	
Jorge Robles Baneres	06/25/2026
aka Jordi Robles Baneres	
Eoin Timothy Montemayor	06/26/2026
Zeina Saeb Murib	06/26/2026
aka Zeina Murib	
Kristin Rose Tandal	06/26/2026
aka Kristin Tandal	
Mac Israel Robin	06/26/2026
aka Mac Robin	
Emily Jean Dugas	06/29/2026
aka Emily Dugas	
Jun Daniel Yamada	06/29/2026
aka Daniel Yamada	
Juan Antonio Perez	06/29/2026
aka Tony Perez	
Deanna Kehaulani Nawai Alquiza	06/30/2026
Jerry Scott Linville	06/30/2026

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Real Estate Commission Meeting Agenda

July 24, 2026

Page 6

aka Jerry S Linville	
Charles Nathan Finlay	06/30/2026
aka Chuck Finlay	
Nami Euisun Lee	06/30/2026
aka Nami Lee	
Alexandra Merrill Iglesias	06/30/2026
aka Alexandra Iglesias	
Tyler Ikaika Shunichi Costa	07/01/2026
aka Tyler Costa	
Christine Michiko Hanzawa	07/01/2026
Carrll Peter Robilotta	07/01/2026
Elizabeth Rose Wynn-Zager	07/01/2026
Shanaya Rennaddie Scott	07/02/2026
aka Nay Scott	
Brian L Emmons	07/02/2026
William Edward Paulo	07/06/2026
aka William Paulo	
Kathren Julia Rosales	07/06/2026
aka Kathy Rosales	
Kathleen Rose Guinaw	07/06/2026
aka Katie Guinaw	
Malana Kai Chatman-Neuhauser	07/06/2026
Sophia Cretu	07/08/2026
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Hawaii Resort Consulting Inc	06/16/2026
Paul D Chicoine, PB	
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Nahoku Realty LLC	06/19/2026
Jie Gonsowski, PB	
<u>Trade Name</u>	<u>Effective Date</u>
Midway Realty LLC	6/15/2026
dba Midway Vacations	
MEGACAPITAL HAWAII CORP	06/26/2026
aka Private Listings Hawaii	
fka Private Listings by Harold X Clarke	
<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
Realty Dynamics LLC	06/04/2026
nka Realty Dynamics & Associates LLC	
fka Realty Dynamics LLC	
Ohana Real Estate and Property Management Services Corp	06/15/2026
nka One Ohana Properties Inc	
fka Ohana Real Estate and Property Management Services Corp	

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<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Deanna Lin Davis-Alexander nka Deanna Lin Davis fka Deanna Lin Davis-Alexander	06/17/2026
Louis Chang-Lo nka Louis Yet Chang-Lo fka Louis Chang-Lo	06/24/2026

<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Dustin Maika Isao Suekawa aka Dustin Suekawa fka Dustin Maika Isao Suekawa	06/17/2026
Jessica Mahealani Bartlett aka Jessica Bartlett	06/25/2026

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Kealahni Marlene Mejia	06/12/2028
Julie Mozelle Swed	06/15/2028
Joanne Hee Ro	06/16/2028
Matthew Kenneth Greff	06/17/2028
Richard Stephen Miller, Jr	06/18/2028
Jordyn Lea Gresko	06/18/2028
Taylour Sage Frommelt	06/18/2028
Blake William Martini	06/18/2028
Shawn Michael Ryan	06/18/2028
Amy Elizabeth Ritter	06/18/2028
Martyna Bielecka	06/23/2028
Jerryd Xavier Bumanglag	06/24/2028
Rachelle Diaz Adolpho	06/29/2028
Dannielle Distefano	06/30/2028
Shoaib Rashid	07/01/2028
Kangze He	07/02/2028
Dan Curtis Stoner	07/06/2028
Hahyung Lee	07/07/2028
Michelle Hauptert	07/08/2028
Ashley Jamette Arthur	07/08/2028

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Kealahni Marlene Mejia	06/12/2028
Julie Mozelle Swed	06/15/2028
Joanne Hee Ro	06/16/2028
Matthew Kenneth Greff	06/17/2028
Richard Stephen Miller, Jr	06/18/2028
Jordyn Lea Gresko	06/18/2028
Taylour Sage Frommelt	06/18/2028
Blake William Martini	06/18/2028

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Shawn Michael Ryan	06/18/2028
Amy Elizabeth Ritter	06/18/2028
Martyna Bielecka	06/23/2028
Rachelle Diaz Adolpho	06/29/2028
Dannielle Distefano	06/30/2028
Shoaib Rashid	07/01/2028
Dan Curtis Stoner	07/06/2028
Hahyung Lee	07/07/2028
Michelle Hauptert	07/08/2028
Ashley Jamette Arthur	07/08/2028

Real Estate Broker Experience Certificate

Expiration Date

Ryan Masami Toma	06/12/2028
Akemi H Rubenstein	06/17/2028
Christine Michelle Swink	06/17/2028
Blake William Martini	06/18/2028
Amy Elizabeth Ritter	06/18/2028
Aaron Masaru Tsuchitori	06/30/2028
Dina L Singer	07/02/2028
Dan Curtis Stoner	07/06/2028

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REAL ESTATE COMMISSION

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Department of Commerce and Consumer Affairs
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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. A recording of the meeting is available at the following link: <https://youtu.be/NEUmEcPVWDI>

Date: June 26, 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
Russell Kyono, Broker/Kauai Commissioner
John Love, Public Member/Honolulu Commissioner
P. Denise La Costa, Broker/Maui Commissioner
Richard Emery, Broker/Honolulu Commissioner
Audrey Abe, Broker/Honolulu Commissioner
Frank Goodale, Broker/Hawaii Island Commissioner
Jennifer Andrews, Broker/Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Kristen Kekoa, Senior Real Estate Specialist
Kedin Kleinhans, Senior Condominium Specialist
Amy Endo, Real Estate Specialist
Nohelani Jackson, Real Estate Specialist
Dathan Choy, Condominium Specialist
Rochelle Araki, Condominium Specialist
Christopher Han, Deputy Attorney General
Lianne McBride, Deputy Attorney General
Colleen Mar, Office Assistant
Tammy Norton, Administrative Assistant
Lucian Saikevych, Administrative Assistant

Others: Mitchell Imanaka, ARDA Hawaii
Linda Rodrigues, ARDA Hawaii
David Watanabe, Hilton Grand Vacations
Yasushi Adachi
Eugenio Doyle
Michael Iosua
Mac Robin
Everett Kaneshige
Raelene Tenno, Hawaii Council of Community Associations

- Call to Order: The Chair called the meeting to order at 9:08 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.
- Executive Officer's Report: The Commission shall afford all interested parties an opportunity to submit data, views, or arguments in writing, on any agenda item and shall provide all interested parties an opportunity to present oral testimony on an agenda item subject to the conditions set forth in section 16-99-83, HAR. The Commission may remove any person or persons who willfully disrupt a meeting to prevent and compromise the conduct of the meeting in accordance with section 92-3, HRS. Each speaker will be limited to a five-minute time period pursuant with section 16-99-83(a)(5), HAR.

Introductions

Chair Yamane introduced Deputy Attorney General Lianne McBride assigned to the Real Estate Commission.

Recognition

Chair Yamane and Supervising Executive Officer Fujitani recognized outgoing Commissioners Kyono and Love's hard work and dedication during their time on the Real Estate Commission.

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 May 29, 2026, meeting.

Laws and Rules Review Committee

Program of Work, FY27 – Commissioners' Education Program: News from Office of Information Practices (OIP): Testimony Guidance for Boards Subject to the Sunshine Law

The Commission acknowledged receipt of the handout: Commissioners' Education Program: News from Office of Information Practices (OIP): Testimony Guidance for Boards Subject to the Sunshine Law.

Education Review Committee

Administrative Issues – Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner Andrews, 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 – Final, Core B 2025-2026; Title – “Get Real: Manage/MisManage!”; Everett Kaneshige, developer

Everett Kaneshige was present.

Upon a motion by Commissioner Emery, seconded by Commissioner Abe, it was voted on and unanimously carried to approve the final version of “Get Real: Manage/MisManage!” developed by Everett Kaneshige, as the continuing education Core B 2025-2026 course.

Course – “Policy, Power, & Property: Understanding Hawaii’s Governance”;
Author/Owner – Jill Fukumoto and Perry Arrasmith; Provider – Poha School of Real Estate; Course Category – Real Estate Law, Other: Real Estate Policy; Clock Hours – 3

Upon a motion by Commissioner Andrews, seconded by Commissioner Emery, it was voted on and unanimously carried to approve the course “Policy, Power, & Property: Understanding Hawaii’s Governance” as a 3-credit hour course under the course category – real estate law, other: real estate policy.

Instructor’s Development Workshop (IDW) – Real Estate Educators Association (REEA) 2026 IDW options for the 2027-2028 biennium

Upon a motion by Commissioner Emery, seconded by Commissioner La Costa, it was voted on and unanimously carried to approve the Real Estate Educators Association (“REEA”) Instructor’s Development Workshop (IDW) to fulfill the IDW requirement for Hawaii instructors who successfully complete a REEA IDW during the calendar year 2026.

Administrative Issues – Prelicensing Education Schools and Instructors Ratification List

Upon a motion by Commissioner Andrews, seconded by Commissioner Emery, it was voted on and unanimously carried to approve the prelicensing education schools and instructors ratification list.

Update and Amend the Hawaii Real Estate Broker Prelicense Curriculum – Final

Upon a motion by Commissioner Love, seconded by Commissioner Kyono, it was voted on and unanimously carried to approve the final version of the Hawaii Real Estate Broker Prelicense Curriculum.

PSI – ARDA Hawaii Request - Administration of the Real Estate Salesperson’s Examination in the Japanese Language

Mitchell Imanaka introduced himself as the Chair of ARDA Hawaii. ARDA Hawaii is the local chapter of the national trade association representing the time share industry. He also introduced Linda Rodrigues, Senior Officer at ARDA Hawaii, David Watanabe, Principal Broker at the Hilton Grand Vacations, Yasushi Adachi, and his law partner, Michael Iosua, who were in attendance. Having served as a commissioner 30 years ago, he knows how much work it can be and would like to congratulate and thank commissioners Love and Kyono for their service. Mr. Imanaka asked the commissioners whether they had any questions concerning the ARDA Hawaii handout that was submitted regarding administering the real estate

salesperson's examination in the Japanese language for the purpose of issuing a limited real estate salesperson license restricted to time share sales. He stated they are bringing this to the Commission because they feel that with this one tweak to the requirements it will facilitate ambassadors who will help to bring Japanese visitors back to Hawaii. That is an important policy/issue for the state of Hawaii and that the legislature, the Governor and his team are supportive of this. They are hoping the Commission will consider this request and permit this to occur. He stated that he and his team were present to answer any questions.

Commissioner La Costa asked what the current percentage was of Japanese time share owners in Hawaii.

Linda Rodrigues answered about 10% of owner base of time shares are with Hilton Grand Vacations They have about 75,000 time share owners who are from Japan.

Commissioner La Costa inquired about how many employees were Japanese language proficient.

Linda Rodrigues commented that they have approximately 40 licensed real estate agents who speak Japanese.

Commissioner Andrews asked why there was a need for more Japanese language proficient real estate licensees.

Mr. Imanaka responded that the passage rate for the real estate salesperson license is low for those who are not proficient in English. He said, "people will take the test on average as many as 13 times to pass. The feeling is that if they were provided the opportunity to take the test in their native tongue, which in this case we are asking Japanese, that will increase and the passage rate and the number of times they take the test will go down on average to about two or three times. Some people don't ever bother to take the test because they don't feel confident that they're going to pass the test. This is even with having taken all of the steps necessary as you all know to be able to take the test in the first place." Mr. Imanaka, asked David Watanabe to speak more on this matter.

David Watanabe introduced himself as the Broker-In-Charge for the Hilton Grand Vacations. Mr. Watanabe explained that because of new time share inventory being built, he anticipates that there will be a greater need for Japanese language proficient real estate licensees. He went on to say that "we are wishful that the Japanese market will rebound soon."

Commissioner Andrews asked how many more real estate licensees Hilton Grand Vacations needed that are proficient in the Japanese language.

Mr. Watanabe mentioned that depending how the Japanese market rebounds he estimates about ten Japanese language proficient real estate licensees would be needed per year for Hilton Grand Vacations. There is also a 7% to 10% attrition rate per year to backfill.

Commissioner Abe asked Mr. Watanabe to explain the sales process for Japanese speaking buyers.

Mr. Watanabe responded that after the sale is procured, the sales agent would escort the new owner to the deeding area where they would meet with a Japanese

speaking quality assurance manager doing the paperwork in front of the guest and the salesperson. They also have a Japanese translation of the English document on the side so if they don't understand something on the English document they can refer to the Japanese translation.

Chair Yamane requested for clarification purposes that those individuals are translators that assure the purchaser, but they are not licensed real estate people.

Mr. Watanabe responded in the affirmative noting also that those individuals are quality assurance managers who are native Japanese speaking.

Commissioner Abe asked Mr. Watanabe how many qualified translators they currently had.

Mr. Watanabe responded that they do not have translators but instead Japanese speaking staff. They currently have nine quality assurance managers that are native Japanese speaking.

Executive Officer Ino commented that it was mentioned that there were native Japanese speakers that would train individuals in the intricacies of real estate sales. Mr. Ino questioned if they have considered teaming up those Japanese speaking trainers with a prelicense instructor so that if the individual did not understand something in English, the Japanese speaking trainer would be able to assist during the prelicense course and it might improve their performance on the exam.

Mr. Watanabe answered, "possibly." However, he was concerned whether it was feasible for their staff to spend considerable time, effort, and resources on this.

Commissioner Love asked in terms of consumer protection, how the Commission can get reassurances that the real estate licensees can understand the sales contract or any other written materials if they cannot even pass the exam in English.

Mr. Imanaka commented that the contract is also provided in Japanese but they also have to understand the contract in English.

Commissioner Love asked if they are able to understand the contract, why are they not able to pass the exam.

Mr. Imanaka said "we don't know." He commented the test can sometimes be a "barrier" even with the time and effort spent studying for it. Mr. Imanaka said that in the State of Florida, the salespersons exam was administered in Spanish for those who English is not their native tongue, which resulted in a pass rate increase.

Commissioner Love commented on the challenges of weighing what the protections are to make this change and the consumer protection aspect of it.

Mr. Imanaka mentioned that the complaints from the Japanese time share buyer demographic "have been very low." Mr. Imanaka expressed concern about "bringing the Japanese back to Hawaii because they have proven to be very good visitors. They spend a lot of money; they are very respectful of our environment and people here." He went on to say that they are asking "for the ability to help Hawaii come back economically and certainly not lose any more ground."

Vice Chair Senter applauded the foresight and strategic thinking of ARDA. She also commented that the Real Estate Commission is a consumer protection regulatory agency and as a Commissioner there are concerns when addressing a request for a specific industry because currently there is no specific time share license, just real estate license across the board, and addressing a need for a specific market of that industry in a specific language. She questioned if there was consumer harm being done currently by not having the salespersons' exam available in the Japanese language.

Mr. Watanabe responded the recruiting needs are expansive. Prior to COVID, in 2019 the Japanese market was at least 60% to 70% of their total net revenue here in Hawaii. During and post COVID things have drastically changed. Having the test in Japanese will hopefully lessen the amount of times retaking from thirteen times to hopefully two or three

Commissioner Abe commented that real estate licensees deal with contract law which is very complex and noted her concern with how these individuals will translate the contracts, addendums, and negotiations to their client if they are not proficient enough in English to pass the exam?

Mr. Watanabe clarified that their sales agent greets the guest in a sales gallery, they complete the presentation 100% in Japanese by native Japanese speakers, and if the guest decides to become an owner, then the sales agent would hand off to the native Japanese speaking quality assurance manager to do all of the paperwork for the sales executive, so the sales executive is not actually doing the paperwork and explaining the documents, it is the quality assurance manager. The sales agent is sitting adjacent to the quality assurance manager during the deeding process.

Commissioners Emery and Kyono expressed support of administering the salespersons' examination in the Japanese language.

Commissioner Andrews commented that the issue at hand is consumer protection, and she does understand and appreciate the need to build the economy, but this seems to be more of a strategic business plan and does not see an overwhelming need for the general public. Commissioner Andrews then asked Mr. Watanabe whether unlicensed individuals were conducting business with potential Japanese time share buyers in their current sales structure.

Mr. Watanabe responded that the explanation of the documents is done adjacent to their sales executives by their quality assurance managers who are not licensed.

Commissioner Kyono expressed the need for the Hawaii State Legislature to address possibly separating the time share business from the real estate business.

Commissioner Emery asked what impact this may have on staff should this be implemented.

Chair Yamane asked about the impact of the current yen to dollar exchange rate making it expensive to travel to Hawaii and what kind of impact it will have in changing the salespersons' examination to the Japanese language. He addressed the challenges that the Real Estate Branch staff will face converting the salespersons' examination from English to Japanese. He noted that it is not as simple as translating the exam through AI. Staff go through a rigorous set of questions every year to renew questions. There is a process with the vendor in

reviewing, removing, and creating new test questions to add to the question bank. It is not as easy as everyone thinks it is. From a practical standpoint, this is something that needs collaboration as it is a real obstacle. Chair Yamane also reiterated Commissioner Kyono's comments about addressing separating the time share license and real estate license. He questioned why we are only focusing on time share.

Vice Chair Senter asked why the request is not part of a broader initiative instead of only offering the salespersons' examination in the Japanese language to those that were interested in selling time shares and not to those that also want to sell real estate in general.

Mr. Imanaka answered that ARDA Hawaii would have "no objection" to having a special time share license. He also pointed out that time shares are considered real estate and "fall under 467" and that you need a real estate license to sell time shares. Mr. Imanaka also addressed a "statute in Hawaii that requires the government to reach out to people that speak other languages other than English and requires an accommodation." He noted that the Commission also has the authority under HRS Ch. 436B to issue a conditional license. The complaints are very low and all they are asking for is to get these people in the queue to help facilitate the success of these projects but also to reach out to the community in Japan to come back to Hawaii. He does not disagree that the yen to dollar ratio has a lot to do with diminishing Hawaii travelers but everything helps.

Chair Yamane asked whether ARDA Hawaii will cover the cost of the implementation of the salespersons' examination in Japanese.

Mr. Imanaka replies "Yes"

Chair Yamane replied he did not see anything addressing the coverage of cost. He asked Mr. Imanaka if that has changed.

Mr. Imanaka remarked that "it did not and the industry is prepared to step up and do its part to make sure this happens."

Executive Officer Ino briefly explained that the real estate examination consists of two parts, the National portion and the State portion and how the Real Estate Branch staff and subject matter experts evaluate the State exam items every year to ensure that the exam is fair to everyone. The exam cannot be biased in terms of how it is written. The Commission has to 1) prove that the exam is fair, 2) get the exam certified, and 3) the exam has to be defensible. The National portion of the exam evaluation is done as a collaboration between the testing company, PSI, and the Association of Real Estate License and Law Officials. Not only would the existing bank of questions need to be translated, but you would need to continue to translate all new questions to reflect law changes. He expressed concern about how they would test and rollout a state and national salespersons' examination in the Japanese language.

Mr. Imanaka commented that he understands how real estate salespersons' examination questions are written and evaluated because he was a question writer for the Real Estate Commission in the past. He noted that ARDA is willing to collaborate with the Commission to make it happen. He stated that he has also spoken with the new ARELLO President in the Fall who he said is open to suggestions.

Commissioner Goodale asked Mr. Imanaka if he knew the percentage of pass/fail rate between the state and the national and whether it was quite different.

Mr. Imanaka stated he did not know

Mr. Watanabe stated speaking from experience, people tend to pass the national first more often than the state

Commissioner Goodale responded by asking if both sets of questions will be changed over or will it be just the state.

Mr. Watanabe replied "both."

Commissioner La Costa asked if Mr. Watanabe's quality assurance managers hold Hawaii real estate licenses and whether they discuss any type of remuneration in the real estate contract.

Mr. Watanabe responded that the quality assurance managers discuss the purchase price and balance due and are not licensed.

Commissioner La Costa commented that if the quality assurance managers are talking about price and terms then they should be licensed.

Chair Yamane interjected and responded to Commissioner La Costa that he understood it as the sales have already been made by a licensed salesperson and that quality assurance managers were present in a sale as administrative support.

Executive Officer Ino again expressed logistical concerns about converting the state salespersons' examination from English into the Japanese language then back to English to be sure there are no discrepancies, as well as the national section of the examination which would be out of the hands of the Commission.

Mr. Imanaka suggested reaching out to the Association of Real Estate License Law Officials (ARELLO) facilitate converting the national section of the examination into the Japanese language.

Vice Chair Senter asked if Mr. Imanaka and Mr. Watanabe could help her distinguish this from being just a special interest business objective to something that provides equitable consumer protection across the board.

Mr. Imanaka responded that ARDA is suggesting that their proposal be a pilot program to evaluate whether "they are getting the results we want, are we having too many complaints." He said that the pilot program could last between three and five years. Mr. Imanaka suggested that the pilot program could be opened up to other languages if the initial pilot program is successful.

Vice Chair Senter agreed that time share would be the perfect market to start a pilot program in because of the data you can collect due to the demand for time share from Japan. She questioned if in the future ARDA Hawaii or the time share industry in Hawaii would be able to be involved continuously if this program expands beyond time share across all of real estate sales in Hawaii and if this is something that ARDA will be committed to helping and supporting if it moves forward.

Commissioner Abe expressed concern about whether there will be consumer harm present if contracts are being facilitated and talked about in both the English and Japanese language which may result in liabilities and maybe lawsuits even under this pilot program.

Mr. Imanaka said that “there is a statutory directive that requires everyone, not just the Real Estate Commission, but every governmental agency to level the playing field for people who are not proficient in English have the same opportunity.”

Commissioner Andrews asked Deputy Attorney Generals McBride and Han their guidance on the statutory directive that Mr. Imanaka referenced.

Deputy Attorney General McBride responded that the sections referenced, HRS §321C-1 and §321C-2 is for access of the public to access and participate in services and programs and activities offered by the State.

Commissioner Andrews commented “not as a licensee application process.”

Mr. Imanaka disagreed with Commissioner Andrews comment.

Commissioner Love asked if the consumer protection mission would be better served if there were more licensees that know the law because they were able to take the salespersons’ examination in Japanese than not having them and instead having to rely on unlicensed people and whether this is the basis of your request.

Mr. Imanaka answered that he does think the consumers are better protected because someone with a real estate license who also speaks Japanese can communicate effectively with a potential Japanese speaking buyer.

Commissioner Love asked if there are any concerns on whether Japanese speaking licensees would have trouble understanding the additional material put out by the Commission including continuing education course materials and if so what would be done to help them understand the material.

Mr. Imanaka responded that “they would have to do that in English, like they do all the preclicensing courses.”

Commissioner Love asked how they would understand the continuing education material if they are taking the salespersons’ examination in Japanese.

Mr. Imanaka answered, “presumably they do, those people who are native Japanese speakers are taking CE now in English.”

Commissioner Love interjected by saying “having passed the test in English.”

Mr. Imanaka responded, “yes.”

Mr. Imanaka further comments that the DCCA website has a string of languages where you can access all the information. His vision is that this will be available to everyone no matter what language is spoken. They are asking for this little bit to help the industry and the people living in Hawaii and that we test this out and try to make this work.

Upon a motion by Commissioner Love, seconded by Commissioner La Costa, it

was voted on and unanimously carried to take ARDA Hawaii's Request for Administration of the Real Estate Salesperson's Examination in the Japanese Language under advisement.

Licensing –
Ratification:

Licensing and Registration - Ratification

Upon a motion by Commissioner Andrews, seconded by Commissioner Abe, it was voted on and unanimously carried to ratify the June 26, 2026, Approved Applications List.

Executive Session:

Upon a motion by Chair Yamane, seconded by Commissioner Goodale, 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 Chair Yamane, seconded by Commissioner La Costa, it was voted on and unanimously carried to move out of executive session.

Licensing –
Application:

Brian L Emmons

Upon a motion by Commissioner Andrews, seconded by Commissioner La Costa it was voted on and unanimously carried to approve a conditional real estate salesperson license to Brian L Emmons, pursuant to section 436B-19, Hawaii Revised Statutes.

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

1. That during the term of this conditional license, any violation of the terms and conditions by the Applicant, shall be grounds for revocation of license.
2. That failure to provide written notice within 30 days to the licensing authority of any judgment, award, disciplinary sanctions, order, or other determination, which adjudges or finds that the licensee is civilly, criminally or otherwise liable for any personal injury, property damage or loss caused by the licensee's conduct in the practice of the licensee's profession or vocation shall be grounds for revocation of license.
3. That the Applicant shall at all times be associated with and under the direct supervision of a principal broker ("PB") or one or more brokers in charge ("BIC"), for all real estate transactions.
4. That the Applicant shall inform the PB, sole proprietor real estate broker, or BIC of a real estate branch office with whom the Applicant associates that the Applicant holds a conditional real estate salesperson license and may only practice pursuant to certain terms of the conditional license. The Applicant shall present to the Applicant's PB, sole proprietor real estate broker, or BIC of a real estate branch office a copy of the Commission-issued conditional letter. The Applicant shall ensure that the PB, sole proprietor real estate broker, or BIC of a

real estate branch office acknowledges the terms of the Applicant's conditional license by signing and returning a signed copy of the conditional letter to the Commission.

5. That **ALL** changes of association and/or employment by Applicant to another real estate broker shall be submitted in writing to the Commission. The new PB, sole proprietor real estate broker, or BIC of a real estate branch office shall acknowledge the terms of the Applicant's conditional license within ten (10) days of the change by submitted a completed Change Form along with a copy of the conditional letter signed by the new PB. Failure to attached the signed conditional letter by the new PB may result in disciplinary action.
6. That the satisfaction of Applicant from said terms and conditions shall not change any terms of the conditional license.
7. That upon completion of the terms and conditions, the Applicant must submit a written request to the Commission if the Applicant desires to have the conditions removed.

Jonathan Drew Albert

Upon a motion by Commissioner La Costa, seconded by Commissioner Kyono it was voted on and unanimously carried to most likely approve the real estate brokers license for Jonathan Drew Albert.

Mac Robin

Upon a motion by Commissioner Emery, seconded by Commissioner Andrew it was voted on and unanimously carried to approve the real estate salesperson license for Mac Robin.

Tomas Scoff

Upon a motion by Commissioner Love, seconded by Commissioner Abe it was voted on and carried to reaffirm the Real Estate Commission's May 29, 2026 decision regarding Tomas Scoff's conditional real estate broker license. Commissioners Andrews, Goodale, La Costa, Kyono, Senter, and Yamane voted aye. Commissioner Emery abstained from the vote.

Committees and
Program of Work:

Education Review Committee

PSI – ARDA Hawaii Request - Administration of the Real Estate Salesperson's Examination in the Japanese Language

Upon a motion by Commissioner Andrews, seconded by Commissioner Goodale, it was voted on and carried to reaffirm the Real Estate Commission's August 23, 2024 decision to deny the administration of the Real Estate Salesperson's Examination in the Japanese Language. Commissioners Abe, Love, La Costa, Senter, and Yamane voted aye. Commissioners Emery and Kyono abstained from the vote.

Chapter 91, HRS,
Adjudicatory Matters:

In the Matter of the Real Estate Salesperson's License of Adrian L. Rivera: REC 2026-0134-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 2026-0134-L, in the matter of the real estate salesperson's license of Adrian L. Rivera.

In the Matter of the Real Estate Salesperson's License of Makana Bonde, formerly known as Michael Makana Osborne: REC 2023-41-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 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 2023-41-L, in the matter of the real estate salesperson's license of Makana Bonde.

Next Meeting: Friday, July 24, 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 12:25 p.m.

Reviewed and approved by:

Miles Ino
Executive Officer

July 8, 2026

Date

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

MI:ls

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON JUNE 26, 2026

<u>Brokers – Individual</u>	<u>Effective Date</u>
Treena Lynn Smith	05/11/2026
Brent William Wenner aka Brent W Wenner	05/19/2026
Adam David Vaughn	05/26/2026
Jessica Margaret Oyanagi aka Jessica M Oyanagi	05/26/2026
John E Roden aka Jack Roden	06/01/2026
Michael Paul Carter	06/01/2026
Luan Duc Nguyen aka Lewis Nguyen	06/05/2026
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Alla Odowd aka London Odowd	11/09/2022
Ashley Marie Caires	03/31/2026
Erich Kaleo Aloha Ollech aka Kaleo Ollech	05/14/2026
Ashish Garg	05/14/2026
Lorraine Yoshiko Nishimoto aka Lori Nishimoto	05/14/2026
Trudy Lynne Gallagher aka Trudy Gallagher	05/14/2026
Jessica K K T Paia aka Jessica Taum Paia	05/14/2026
Matthew Urquidez Bergdorf	05/15/2026
Hector Javier Rivera aka Hector J Rivera	05/15/2026
David R Santander	05/18/2026
Matthew Kainoa Darby aka Matthew Darby	05/18/2026
Charlotte Catherine Tonneaux aka Charlotte Tonneaux	05/18/2026
Serena Juan Chen aka Serena Chen	05/18/2026
Everett Kekoa Collier	05/18/2026
Kiron Leicht Jabour aka Kiron Jabour	05/18/2026
Thomas Ka'onohiopu'uwai Kam Depontes aka Thomas Depontes	05/18/2026
Nolan James Lehman	05/18/2026
Kaya Rain Waldman aka Kaya Waldman	05/18/2026
Hudson Dane Della Lucia	05/18/2026

Xueying Angela Chen aka Angela Chen	05/19/2026
Kristie Lynn Valentine aka Kristie Valentine	05/20/2026
Matthew B Swiderski	05/20/2026
Nicole Leilani Elarionoff Sauer aka Nikki Sauer	05/20/2026
Na Huang	05/20/2026
Koral C. Chandler	05/21/2026
Joshua Seth Hirsch aka Joshua Hirsch	05/21/2026
Ying Hu	05/21/2026
Desmond Isaiah Zadlo	05/21/2026
Christopher Brian Smith	05/26/2026
Nicholas Galda Comeau	05/26/2026
Teresa Leann Christensen	05/26/2026
Valerie Joane Bagwell aka Valerie J Bagwell	05/26/2026
Hugh Brian Brady aka Hugh Brady	05/26/2026
Quinn Mccabe Olson aka Quinn Olson	05/26/2026
Sean Robert Greene aka Sean Greene	05/26/2026
Brandon Dee Christensen	05/27/2026
Michael Jeffery House aka Michael House	05/27/2026
Jovanny Aparicio-Cuevas aka Jo Aparicio-Cuevas	05/27/2026
Savannah Lynn Gomes aka Savannah Gomes	05/27/2026
Raluca Gabriela Fallon aka Raluca Fallon	05/27/2026
Michael Rischel Nevins aka Michael Nevins	05/28/2026
Tyler Matthew Labrador aka Tyler Labrador	05/28/2026
Hector Gabriel Melendez Torres	05/31/2026
Elizabeth Long aka Liz Long	06/01/2026
John Martin Lastner aka J Martin Lastner	06/01/2026
Bridgett Marie Parker	06/01/2026
Amalia Kathleen Ramirez	06/01/2026
Oscarine A Kirchner	06/01/2026
Renita L Norman aka Renita Norman	06/02/2026

Clifford Vory Taichan Lum dba Vory Lum	06/02/2026
Patrick Hwijun Kang	06/02/2026
Ian Alexander Martin aka Ian Martin	06/03/2026
Sally Ann Rankin	06/03/2026
Raphael Ramos	06/03/2026
Ashley Marie Bauer aka Ashley Bauer	06/03/2026
Marta Agata Cozzetti	06/04/2026
William Alexander Dahlman aka Alex Dahlman	06/04/2026
Kayla Darlene Note aka Kayla Note	06/05/2026
Dylan Eden Hajime Fujii aka Dylan Fujii	06/05/2026
Jeannie Eun Jeong Lee aka Jeannie Lee	06/08/2026

<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Hawaii Exclusive Management LLC dba Heavenly Vacations Lawrence Hinkel, PB	05/27/2026
Moncore LLC dba Moncore Real Estate Monica Takabayashi, PB	05/27/2026
Rainstone Real Estate Group LLC Deqin Guan, PB	06/03/2026
Axen Realty LLC Brent William Wenner, PB	06/08/2026

<u>Trade Name</u>	<u>Effective Date</u>
Hey Whatz What LLC dba Team Lally	05/15/2026

<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Staci L Wolff nka Staci Lynn Lininger fka Staci L Wolff	03/27/2026
Cynthia M Wright nka Cynthia Marie Hughes fka Cynthia M Wright	04/28/2026
Michael Makana Osborne nka Makana Bonde fka Michael Makana Osborne	05/11/2026

Porsche Sue Kimiko Nathaniel nka Porsche Sue Kimiko Ha`o fka Porsche Sue Kimiko Nathaniel aka Porsche Ha`o fka Porsche Nathaniel	05/18/2026
Lexi Ann Hee nka Lexi Ann Lau fka Lexi Ann Hee aka Lexi Lau fka Lexi Hee	05/18/2026
Annette S A Lanting nka Annette Suzanne Adonis fka Annette S A Lanting aka Annette Suzanne Adonis fka Suzanne A Lanting	05/22/2026
Ashley M Mann nka Ashley Marie Kealohialaikalani Ing fka Ashley M Mann aka Ashley Ing fka Ashley Mann	05/28/2026
Jenny Jinhee Chong nka Jenny Jinhee Hur fka Jenny Jinhee Chong	05/29/2026
Erica Monique King-Schreur nka Erica Monique King fka Erica Monique King-Schreur aka Erica King fka Erica King-Schreur	06/02/2026
Steven W Jones nka Steven William Casillas-Jones fka Steven W Jones	06/05/2026
<u>License Name Change (Individual)</u> Yoojeong Iyo aka Sandie Y Iyo	<u>Effective Date</u> 06/08/2026
<u>Educational Equivalency Certificate</u> Ernesto Manuel Aguila Jr Gregory Wayne McComb Deanndra Marie Allen Grant Benjamin Evans Di Kou Brenda Mae Lehuanani Cardona Brent Clain Weekes Mark Garrett Valencia Kim-Hee Wong Courtney Amaya David Golovin	<u>Expiration Date</u> 05/18/2028 05/21/2028 05/22/2028 05/22/2028 05/28/2028 06/01/2028 06/01/2028 06/01/2028 06/03/2028 06/04/2028 06/08/2028

Arleen Richartz
Sean Walter Frommelt

06/10/2028
06/12/2028

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Jeremy Robert Gibbons
Ernesto Manuel Aguila Jr
Gregory Wayne McComb
Deannndra Marie Allen
Grant Benjamin Evans
Di Kou
Brenda Mae Lehuanani Cardona
Brent Clain Weekes
Jack Paul Smith
Coutney Amaya
David Golovin
Arleen Richartz
Sean Walter Frommelt

05/14/2028
05/18/2028
05/21/2028
05/22/2028
05/22/2028
05/28/2028
06/01/2028
06/01/2028
06/03/2028
06/04/2028
06/08/2028
06/10/2028
06/12/2028

Real Estate Broker Experience Certificate

Expiration Date

Darren K Wong
Gregory Wayne McComb
Bobbie A Favela
Robyn Kelly Dutton
Alesia J Borja
Di Kou
Koji Minami
Brenda Mae Lehuanani Cardona
Brent Clain Weekes
Dolcy Donesa Gebauer
David Golovin
Miki Fujiyama
Eun Chong David Hwang
Raynard Luke Marquina
Leiana Dorothy Milho

05/19/2028
05/21/2028
05/22/2028
05/26/2028
05/28/2028
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06/01/2028
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06/05/2028
06/08/2028
06/08/2028
06/09/2028
06/10/2028
06/10/2028

MEMORANDUM

TO: Condominium Review Committee

FROM: Lorie Sides, Condominium Education Specialist

SUBJECT: Consumer Education: CAI Hawaii Seminar “Boards Do’s and Don’ts” - May 14, 2026 - Staff Report

DATE: June 4, 2026

Staff provided an educational resource table at CAI Hawaii’s seminar “Board Do’s & Don’ts” held on May 14, 2026, at the Japanese Cultural Center. The seminar was one of seven seminars subsidized by the Commission’s Condominium Education Trust Fund.

The speakers were Kevin Lam, William McKeon, Sue Savio, and Kanani Kaopua.

Staff offered the following brochures at its resource table: Board of Directors Fiduciary Duty, Budget and Reserves, Budget and Reserves Part 2, the Hawaii Condominium Living Guide, Mediation, and our new brochure on Artificial Intelligence.

Staff engaged with approximately twenty-two individuals who were provided with educational brochures to take back to their associations.



Learn more about the Real Estate Branch (REB) of the Department of Commerce and Consumer Affairs

Check out the REB website www.hawaii.gov/hirec for more information and some frequently asked questions.

- What services does the REB provide to the condominium community?
- Where can I get help with association disputes?
- What laws apply to my condominium association?
- How do I get a copy of my association documents?
- How do I obtain a real estate license?
- What are the laws and rules for real estate licensees?

Real Estate Branch

About Us

The Real Estate Branch, as part of the Professional and Vocational Licensing Division, assists the Real Estate Commission in carrying out its responsibility for the education, licensure and discipline of real estate licensees; registration of condominium projects, condominium associations, condominium managing agents, and condominium hotel operators; and intervening in court cases involving the real estate recovery fund.

Subscribe

Receive emails on relevant condominium educational materials. Sign up now at <http://cca.hawaii.gov/reb/subscribe/>

Contact Us

Condominium Hotline: 1-844-808-DCCA (3222), Ext #1 then #8
Hours: 9:00 AM – 3:00 PM
Email: hirec@dcca.hawaii.gov
Web: www.hawaii.gov/hirec

This brochure is for informational purposes only and not intended for the purpose of providing legal advice. Information provided is subject to change.



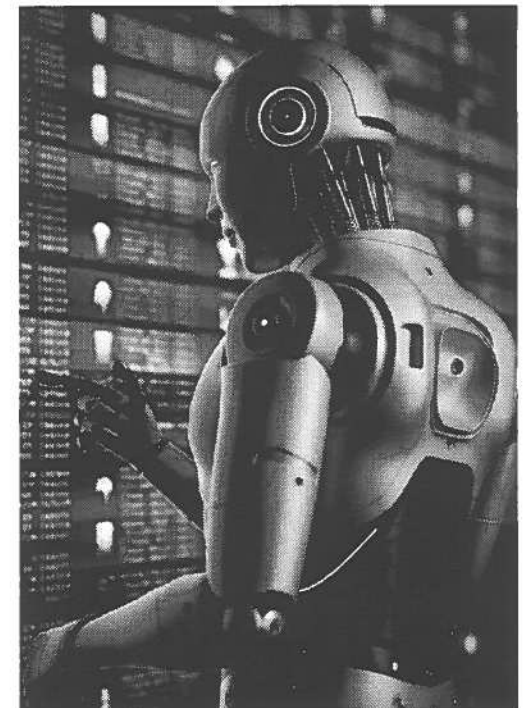
**CONDOMINIUM:
CONDOMINIUM LAW AND
ARTIFICIAL INTELLIGENCE**
Real Estate Branch
335 Merchant Street #333
Honolulu, HI 96813

CONDOMINIUM:

CONDOMINIUM LAW AND ARTIFICIAL INTELLIGENCE

*Real Estate Branch
Department of Commerce and
Consumer Affairs*

January 2026



Artificial Intelligence

Artificial Intelligence (“AI”) tools, such as OpenAI’s ChatGPT, Google’s Gemini, and Microsoft’s Copilot, can quickly summarize issues related to Hawaii’s condominium law and help you understand your rights and obligations. However, users should be extremely cautious as AI may provide inaccurate or outdated information.

Do Your Due Diligence

When using AI to research Hawai’i condominium matters, always verify statutory references prior to using or citing them to fellow owners, managing agents, or the Real Estate Branch (“REB”).

The REB has received inquiries containing citations that do not exist, have been repealed, or include fabricated text that does not resemble the actual laws and rules.

Examples include references to §514B-105(b)(8), HRS, where paragraph (8) does not exist, and §16-107-19(b)(2), HAR, where paragraph (2) does not exist. In these cases, AI even created text for those non-existent provisions.

Additionally, developers occasionally cite the repealed chapter 514A, HRS, in questions and applications that fall under chapter 514B, HRS, which is an entirely different chapter. Chapter 514A, HRS, was fully repealed as of June 30, 2020. At the time of this publication, AI does not appear to reliably distinguish between repealed and currently applicable statutes.

You can view accurate up-to-date copies of the Hawai’i condominium law on the Hawai’i Real Estate Commission’s website (<https://cca.hawaii.gov/reb/reb-hawaii-revised-statutes/>) and the Hawai’i State Capitol website (https://www.capitol.hawaii.gov/hrscurrent/vol12_ch0501-0588/hrs0514b/hrs_0514b-.htm). A copy of the existing Hawai’i Administrative Rules are also on the Hawai’i Real Estate Commission’s website (<https://cca.hawaii.gov/reb/har/real-hawaii-administrative-rules/>).

Can I Trust AI?

AI can provide accurate information, but also return incorrect information. For example:

A recent AI search for “*What does the Hawaii condo law say about meetings?*” returned the result of “*Notice of meetings must be given in accordance with the bylaws and at least ten days in advance and no more than 60 days in advance of the meeting.*” **This is false.** §514B-121(d), HRS, requires no less than fourteen days of notice prior to an association meeting.

Another recent search for “*What does the Hawaii condo law say about insurance?*” returned a result of “*In Hawaii, unless otherwise provided in the declaration or bylaws (governing documents), a condominium association must purchase and maintain property insurance, commercial general liability insurance, and a fidelity bond.*” **This is accurate.** §514B-143(a), HRS, explicitly states these conditions.

AI can be a helpful starting point but always check and confirm the underlying references and statutes AI cites before relying on or sharing the information it provides.



**CONTINUING EDUCATION PROVIDERS AND COURSES
RATIFICATION LIST**

EDUCATION REVIEW COMMITTEE

July 24, 2026

Courses

"Updated Listing & Purchase Contracts Part 1 - Paragraphs A to D" (3 credits) (Abraham Lee)	06/25/2026
"Updated Purchase Contracts Part 2 - Paragraphs E to I" (3 credits) (Abraham Lee)	06/25/2026
"Updated Purchase Contracts Part 3 - Paragraphs J to T, Other Documents" (3 credits) (Abraham Lee)	06/25/2026

LICENSING EXAMINATION STATS
4/1/26 – 6/30/26

	Total Tested	Total Passed	Remote Tested	Remote Passed	% Remote Passed	Test Site Tested	Test Site Passed	% Test Site Passed
Broker National	51	21	29	11	37.93%	22	10	45.45%
Broker State	76	31	46	21	45.65%	30	9	30.00%
Salesperson National	509	173	301	112	37.21%	208	61	29.33%
Salesperson State	619	191	392	132	33.67%	227	59	25.99%

Issue	Number of Candidates
Major warning:	0

School Summary Cumulative

4. c. 3) b)

From: 4/1/2026 To: 6/30/2026

Exam: HI Real Estate Broker

Portion: HI Real Estate Broker - National

School Code	School Name	Tested	Passed	Failed	% Passed
1112	Poha School of Real Estates information	3	2	1	66.6%
1169	REMI School of Real Estate (Online)	10	4	6	40.0%
1170	Seiler School of Real Estate (Online)	1	1	0	100.0%
1175	Inet Realty (Classroom)	1	0	1	0.0%
1180	Bly School of Real Estate (Classroom)	3	1	2	33.3%
1184	Mbition Learn Real Estate	1	1	0	100.0%
1185	Excellence in Education, LLC, DBA Maui Real Estate School	2	1	1	50.0%
1188	Excellence in Education, LLC, DBA Maui Real Estate School	8	2	6	25.0%
1193	The CE Shop, Inc. (Online)	14	7	7	50.0%
1198	Hawaii Real Estate License School LLC	6	0	6	0.0%
7777	Pre-License Equivalency Only	1	1	0	100.0%
8888	Pre-License and Uniform Equivalency	1	1	0	100.0%
Total		51	21	30	41.1%

School Summary Cumulative

From: 4/1/2026 To: 6/30/2026

Exam: HI Real Estate Broker

Portion: HI Real Estate Broker - State

School Code	School Name	Tested	Passed	Failed	% Passed
1112	Poha School of Real Estates information	1	1	0	100.0%
1169	REMI School of Real Estate (Online)	12	4	8	33.3%
1170	Seiler School of Real Estate (Online)	1	1	0	100.0%
1175	Inet Realty (Classroom)	1	0	1	0.0%
1180	Bly School of Real Estate (Classroom)	2	0	2	0.0%
1184	Mbition Learn Real Estate	1	1	0	100.0%
1185	Excellence in Education, LLC, DBA Maui Real Estate School	1	1	0	100.0%
1188	Excellence in Education, LLC, DBA Maui Real Estate School	5	3	2	60.0%
1193	The CE Shop, Inc. (Online)	25	8	17	32.0%
1198	Hawaii Real Estate License School LLC	6	1	5	16.6%
5555	Uniform Equivalency Only	0	0	0	0.0%
7777	Pre-License Equivalency Only	2	1	1	50.0%
8888	Pre-License and Uniform Equivalency	1	1	0	100.0%
Total		58	22	36	37.9%

School Summary Cumulative

From: 4/1/2026 To: 6/30/2026

Exam: HI Real Estate Broker - Equivalency

Portion: HI Real Estate Broker - Equivalency

School Code	School Name	Tested	Passed	Failed	% Passed
1166	Abe Lee Seminars (Online)	2	1	1	50.0%
1169	REMI School of Real Estate (Online)	1	0	1	0.0%
1190	Colibri Real Estate, LLC (Online)	1	0	1	0.0%
1193	The CE Shop, Inc. (Online)	1	0	1	0.0%
5555	Uniform Equivalency Only	3	2	1	66.6%
7777	Pre-License Equivalency Only	2	1	1	50.0%
8888	Pre-License and Uniform Equivalency	8	4	4	50.0%
Total		18	8	10	44.4%

School Summary Cumulative

From: 4/1/2026 To: 6/30/2026

Exam: HI Real Estate Instructor

Portion: HI Real Estate Instructor

School Code	School Name	Tested	Passed	Failed	% Passed
1165	Vitousek RE Schools, Inc (Classroom)	3	0	3	0.0%
Total		3	0	3	0.0%

School Summary Cumulative

From: 4/1/2026 To: 6/30/2026

Exam: HI Real Estate Salesperson

Portion: HI Real Estate Salesperson - National

School Code	School Name	Tested	Passed	Failed	% Passed
1150	Abe Lee Seminars (Classroom)	10	5	5	50.0%
1152	All Islands Real Estate School	1	1	0	100.0%
1153	Carol Ball School of Real Estate (Classroom)	5	1	4	20.0%
1162	REMI School of Real Estate (Classroom)	7	1	6	14.2%
1165	Vitousek RE Schools, Inc (Classroom)	11	2	9	18.1%
1166	Abe Lee Seminars (Online)	148	34	114	22.9%
1169	REMI School of Real Estate (Online)	31	10	21	32.2%
1171	Vitousek RE Schools, Inc (Online)	2	0	2	0.0%
1172	Hawaii Institute of Real Estate (Classroom)	57	20	37	35.0%
1174	Carol Ball School of Real Estate (Online)	6	2	4	33.3%
1177	Continuing Ed Express LLC (Online)	1	1	0	100.0%
1178	American Dream Real Estate School (Online)	1	0	1	0.0%
1182	Hawaii Real Estate Academy (Classroom)	3	1	2	33.3%
1185	Excellence in Education, LLC, DBA Maui Real Estate School	10	5	5	50.0%
1186	Real Estate School Hawaii (Classroom)	3	1	2	33.3%
1188	Excellence in Education, LLC, DBA Maui Real Estate School	63	23	40	36.5%
1190	Colibri Real Estate, LLC (Online)	54	22	32	40.7%
1193	The CE Shop, Inc. (Online)	76	38	38	50.0%
1198	Hawaii Real Estate License School LLC	13	2	11	15.3%
7777	Pre-License Equivalency Only	6	5	1	83.3%
9999	Restoration	2	0	2	0.0%
Total		510	174	336	34.1%

School Summary Cumulative

From: 4/1/2026 To: 6/30/2026

Exam: HI Real Estate Salesperson

Portion: HI Real Estate Salesperson - State

School Code	School Name	Tested	Passed	Failed	% Passed
1150	Abe Lee Seminars (Classroom)	7	2	5	28.5%
1152	All Islands Real Estate School	4	1	3	25.0%
1153	Carol Ball School of Real Estate (Classroom)	5	1	4	20.0%
1162	REMI School of Real Estate (Classroom)	6	1	5	16.6%
1165	Vitousek RE Schools, Inc (Classroom)	13	0	13	0.0%
1166	Abe Lee Seminars (Online)	162	37	125	22.8%
1169	REMI School of Real Estate (Online)	31	8	23	25.8%
1171	Vitousek RE Schools, Inc (Online)	2	0	2	0.0%
1172	Hawaii Institute of Real Estate (Classroom)	55	19	36	34.5%
1174	Carol Ball School of Real Estate (Online)	11	3	8	27.2%
1177	Continuing Ed Express LLC (Online)	4	2	2	50.0%
1178	American Dream Real Estate School (Online)	1	0	1	0.0%
1182	Hawaii Real Estate Academy (Classroom)	3	1	2	33.3%
1185	Excellence in Education, LLC, DBA Maui Real Estate School	11	5	6	45.4%
1186	Real Estate School Hawaii (Classroom)	3	1	2	33.3%
1188	Excellence in Education, LLC, DBA Maui Real Estate School	56	25	31	44.6%
1190	Colibri Real Estate, LLC (Online)	79	18	61	22.7%
1193	The CE Shop, Inc. (Online)	109	43	66	39.4%
1198	Hawaii Real Estate License School LLC	16	4	12	25.0%
7777	Pre-License Equivalency Only	12	5	7	41.6%
8888	Pre-License and Uniform Equivalency	2	0	2	0.0%
9999	Restoration	2	0	2	0.0%
Total		594	176	418	29.6%

School Summary Cumulative

From: 4/1/2026 To: 6/30/2026

Exam: HI Real Estate Salesperson - Equivalency

Portion: HI Real Estate Salesperson - Equivalency

School Code	School Name	Tested	Passed	Failed	% Passed
1169	REMI School of Real Estate (Online)	2	0	2	0.0%
1177	Continuing Ed Express LLC (Online)	2	1	1	50.0%
1185	Excellence in Education, LLC, DBA Maui Real Estate School	2	1	1	50.0%
1188	Excellence in Education, LLC, DBA Maui Real Estate School	2	1	1	50.0%
1190	Colibri Real Estate, LLC (Online)	3	1	2	33.3%
1193	The CE Shop, Inc. (Online)	2	2	0	100.0%
8888	Pre-License and Uniform Equivalency	12	9	3	75.0%
Total		25	15	10	60.0%

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School Summary - REV2

April-June, 2026

Test: HI Real Estate Salesperson - National

Attempt: Combined

	Property Ownership	Land Use Controls	Valuation	Financing	Contracts	Agency	Property Disclosures	Property Management	Transfer of Title	Practice of real estate	Real estate calculations						Total	Tested	Passed	Pass %
Max Score	8.0	4.0	6.0	8.0	15.0	10.0	5.0	3.0	6.0	10.0	5.0						80.0	N/A	N/A	N/A
Client Mean	5.0	2.4	3.5	4.8	9.8	6.7	3.3	2.1	3.5	6.5	2.7						50.3	509	173	34%

Test: HI Real Estate Salesperson - State

Attempt: Combined

	Ascertaining and Disclosing Material Facts	Types of Ownership	Property Management	Land Utilization	Title and Conveyances	Contracts	Financing	Escrow Process and Closing Statements	Professional Practices and Conduct								Total	Tested	Passed	Pass %
Max Score	8.0	4.0	4.0	3.0	6.0	5.0	3.0	3.0	14.0								50.0	N/A	N/A	N/A
Client Mean	5.1	2.3	3.5	2.1	3.4	2.5	1.2	1.7	8.9								30.7	594	176	30%

Test: HI Real Estate Broker - National

Attempt: Combined

	Property Ownership	Land Use Controls	Valuation	Financing	Contracts	Agency	Property Disclosures	Property Management	Transfer of Title	Practice of real estate	Real estate calculations						Total	Tested	Passed	Pass %
Max Score	8.0	5.0	7.0	7.0	14.0	9.0	6.0	4.0	6.0	10.0	4.0						80.0	N/A	N/A	N/A
Client Mean	6.2	3.9	5.5	4.7	9.7	6.8	4.6	3.0	3.4	7.3	2.9						58.0	51	21	41%

Test: HI Real Estate Broker - State

Attempt: Combined

	Ascertaining and Disclosing Material Facts	Types of Ownership	Property Management	Land Utilization	Title and Conveyances	Contracts	Financing	Escrow Process and Closing Statements	Professional Practices and Conduct								Total	Tested	Passed	Pass %
Max Score	7.0	3.0	4.0	3.0	6.0	7.0	3.0	4.0	13.0								50.0	N/A	N/A	N/A
Client Mean	5.0	2.1	3.5	2.4	3.9	5.0	1.1	3.1	9.3								35.4	58	22	38%

5.

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

<u>Brokers – Individual</u>	<u>Effective Date</u>
Lynn Jordan Westbrook aka Lynn Westbrook	04/14/2026
Alexander Sungho Jee	06/05/2026
Monik Cheam Taing aka Monik Taing	06/15/2026
Dolcy Donesa Gebauer aka Dolcy D Gebauer	06/24/2026
Joseph Kane Maza	06/26/2026
Xiaoyan Su aka Maria Su	06/30/2026
Michael Richard Hearne aka Mike Hearne	07/02/2026
Benjamin James Goodhard aka Ben Goodhard	07/06/2026
Eun-Chong David Hwang aka David Hwang	07/06/2026
<u>Salesperson – Individual</u>	<u>Effective Date</u>
Kayla Darlene Note aka Kayla Note	06/05/2026
Joseph David Delos Reyes aka Joseph Delos Reyes	06/08/2026
Mary Frances Legge aka Franny Legge	06/08/2026
Joshua Drew Ashbaugh aka Joshua D Ashbaugh	06/08/2026
Rustyn Kazuo Totoki	06/08/2026
Mark Garrett Valencia aka Mark G Valencia	06/09/2026
Elizabeth L Duarte	06/10/2026
Tanya Jklh Kahooohanohano aka Tanya Jolene Kanani Lum Ho Kahooohanohano	06/12/2026
Alexis Rachelle Zacher aka Alexis Zacher	06/12/2026
Jessica Mahealani Bartlett aka Jessica Bartlett	06/12/2026
Phoenix N Longley aka Phoenix Longley	06/12/2026
Ann Elizabeth Mahon aka Nancy Mahon	06/12/2026
Even George Victoria	06/12/2026
Keahi Honon Palaualelo	06/15/2026
Lori Lee Hess	06/15/2026
Brenda M Brandt aka Brenda Brandt	06/15/2026

Heather Hope Redwood	06/15/2026
Kumi Hori	06/15/2026
Brandon James Dalton Duff	06/16/2026
aka Brandon Duff	
Reo Michael Iijima	06/16/2026
aka Reo Iijima	
Amy Kristen Alberghini	06/17/2026
Nataliia Nikolaieva	06/18/2026
Angelo Roman Corpuz Oasay	06/18/2026
aka Angelo Oasay	
Jamie Scott Chaney	06/18/2026
Emily Viktoria Smith	06/18/2026
Elijah Jaycub Scadina	06/18/2026
aka Jaycub Elijah Scadina	
Louis Yet Chang-Lo	06/18/2026
Yanina Juliette Soto	06/22/2026
aka Yanina Soto	
Nicolas Thomas D'angelo	06/22/2026
Amanda Kuualohapauole Garziano	06/22/2026
aka Amanda K Garziano	
Aiza Tariq Alidina	06/22/2026
aka Aiza Alidina	
Zachary Lee Espinoza	06/24/2026
aka Zachary Espinoza	
Edward Lee Gribbins	06/25/2026
aka Edward Gribbins	
Jorge Robles Baneres	06/25/2026
aka Jordi Robles Baneres	
Eoin Timothy Montemayor	06/26/2026
Zeina Saeb Murib	06/26/2026
aka Zeina Murib	
Kristin Rose Tandal	06/26/2026
aka Kristin Tandal	
Mac Israel Robin	06/26/2026
aka Mac Robin	
Emily Jean Dugas	06/29/2026
aka Emily Dugas	
Jun Daniel Yamada	06/29/2026
aka Daniel Yamada	
Juan Antonio Perez	06/29/2026
aka Tony Perez	
Deanna Kehaulani Nawai Alquiza	06/30/2026
Jerry Scott Linville	06/30/2026
aka Jerry S Linville	
Charles Nathan Finlay	06/30/2026
aka Chuck Finlay	
Nami Euisun Lee	06/30/2026
aka Nami Lee	
Alexandra Merrill Iglesias	06/30/2026
aka Alexandra Iglesias	
Tyler Ikaika Shunichi Costa	07/01/2026
aka Tyler Costa	

Christine Michiko Hanzawa	07/01/2026
Carrll Peter Robilotta	07/01/2026
Elizabeth Rose Wynn-Zager	07/01/2026
Shanaya Rennaddie Scott aka Nay Scott	07/02/2026
Brian L Emmons	07/02/2026
William Edward Paulo aka William Paulo	07/06/2026
Kathren Julia Rosales aka Kathy Rosales	07/06/2026
Kathleen Rose Guinaw aka Katie Guinaw	07/06/2026
Malana Kai Chatman-Neuhauser	07/06/2026
Sophia Cretu	07/08/2026
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Hawaii Resort Consulting Inc Paul D Chicoine, PB	06/16/2026
<u>Brokers – Limited Liability Company (LLC)</u>	<u>Effective Date</u>
Nahoku Realty LLC Jie Gonsowski, PB	06/19/2026
<u>Trade Name</u>	<u>Effective Date</u>
Midway Realty LLC dba Midway Vacations	6/15/2026
MEGACAPITAL HAWAII CORP aka Private Listings Hawaii fka Private Listings by Harold X Clarke	06/26/2026
<u>Corp/Partnership/LLC/LLP Legal Name Change</u>	<u>Effective Date</u>
Realty Dynamics LLC nka Realty Dynamics & Associates LLC fka Realty Dynamics LLC	06/04/2026
Ohana Real Estate and Property Management Services Corp nka One Ohana Properties Inc fka Ohana Real Estate and Property Management Services Corp	06/15/2026
<u>Legal Name Change (Individual)</u>	<u>Effective Date</u>
Deanna Lin Davis-Alexander nka Deanna Lin Davis fka Deanna Lin Davis-Alexander	06/17/2026
Louis Chang-Lo nka Louis Yet Chang-Lo fka Louis Chang-Lo	06/24/2026
<u>License Name Change (Individual)</u>	<u>Effective Date</u>
Dustin Maika Isao Suekawa aka Dustin Suekawa fka Dustin Maika Isao Suekawa	06/17/2026
Jessica Mahealani Bartlett aka Jessica Bartlett	06/25/2026

Educational Equivalency Certificate

	<u>Expiration Date</u>
Kealahni Marlene Mejia	06/12/2028
Julie Mozelle Swed	06/15/2028
Joanne Hee Ro	06/16/2028
Matthew Kenneth Greff	06/17/2028
Richard Stephen Miller, Jr	06/18/2028
Jordyn Lea Gresko	06/18/2028
Taylor Sage Frommelt	06/18/2028
Blake William Martini	06/18/2028
Shawn Michael Ryan	06/18/2028
Amy Elizabeth Ritter	06/18/2028
Martyna Bielecka	06/23/2028
Jerryd Xavier Bumanglag	06/24/2028
Rachelle Diaz Adolpho	06/29/2028
Dannielle Distefano	06/30/2028
Shoaib Rashid	07/01/2028
Kangze He	07/02/2028
Dan Curtis Stoner	07/06/2028
Hahyung Lee	07/07/2028
Michelle Hauptert	07/08/2028
Ashley Jamette Arthur	07/08/2028

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Kealahni Marlene Mejia	06/12/2028
Julie Mozelle Swed	06/15/2028
Joanne Hee Ro	06/16/2028
Matthew Kenneth Greff	06/17/2028
Richard Stephen Miller, Jr	06/18/2028
Jordyn Lea Gresko	06/18/2028
Taylor Sage Frommelt	06/18/2028
Blake William Martini	06/18/2028
Shawn Michael Ryan	06/18/2028
Amy Elizabeth Ritter	06/18/2028
Martyna Bielecka	06/23/2028
Rachelle Diaz Adolpho	06/29/2028
Dannielle Distefano	06/30/2028
Shoaib Rashid	07/01/2028
Dan Curtis Stoner	07/06/2028
Hahyung Lee	07/07/2028
Michelle Hauptert	07/08/2028
Ashley Jamette Arthur	07/08/2028

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Ryan Masami Toma	06/12/2028
Akemi H Rubenstein	06/17/2028
Christine Michelle Swink	06/17/2028
Blake William Martini	06/18/2028
Amy Elizabeth Ritter	06/18/2028
Aaron Masaru Tsuchitori	06/30/2028
Dina L Singer	07/02/2028
Dan Curtis Stoner	07/06/2028