

MINUTES OF MEETING OF AUGUST 8, 1958

A regular meeting of the Real Estate License Commission of the Territory of Hawaii was held on Friday, August 8, 1958, at the Commission office, Honolulu Armory, at 9:00 A.M.

Present were: Mr. Aaron M. Chaney, Acting Chairman
Mr. Hirotooshi Yamamoto, Member
Mr. R. E. Bekeart, Exec. Secretary
Mr. Dick Okaji, Investigator

ORDER OF BUSINESS

I. Requests for Reinstatement

The following reinstatements were approved:

John Baptiste Figuerora (s)
Kaoru Ooka (s)
Francis M. Okita (s)
Robert A. Maket (s)
Charles N. Kimura (b)
*Masanobu Miyashiro (s)
*Kenneth S. Chun (s)

*Added upon telephone approval given by Mr. Chaney and Mr. Yamamoto on August 8, 1958.

II. Application for Change of Name

Change of name from "Millie Coito dba Kailua Brokerage" to Millie Coito" was approved.

III. Application for Branch Office

Lea Thropp, Ltd., was granted approval to establish a branch office in Kailua with Mr. Alexander Ross as broker in charge.

IV. Request for Reconsideration of Broker Examination Results

Executive Secretary reported on August 17th inquiry of Administrative Assistant to Governor Quinn regarding the request of Mrs. Laura C. Silva to have her June 18 performance reconsidered. The August 8th oral report, with appropriate exhibits, to Mr. Robert Ellis (Executive Chambers) was also relayed to members present. The Governor's Administrative Assistant was satisfied with the report. Executive Secretary's actions and report were approved.

V. Application for Use of Fictitious Name

On the application of Evelyn Sedlachek for use of trade name "EVE LYNN", the Commission was of opinion that the name did not properly represent a real estate entity and was therefore denied. It went on record that "Eve Lynn Realty" would be acceptable.

XI. Informal Conference with Damon S. Sakai

As Damon S. Sakai failed to appear for an informal conference this date, after being notified by registered mail, the Commission proceeded to hear from the two brokers present. Mr. Kenneth W. Ing, who lodged the complaint with the Commission, requested action against Salesman Sakai who had failed to account for \$2,000 in a realty transaction. Mr. Ing related the details of the whole problem, and Mr. Henry Floyd Nowell, Sakai's employing broker, explained his position in the transaction. (Both oral reports substantiate the information held in the Investigator's file on this complaint)

Mr. Chaney discussed the seriousness of this problem with both brokers and assured them that the Commission looks with disfavor on an arrangement whereby one broker permits a salesman to go and work on transactions for another without releasing the employee from his custody. Both Mr. Ing and Mr. Nowell admitted that they exercised poor business judgment in this instance. Mr. Ing informed members that he sincerely believed that he was helping Sakai get on his feet in affording him an opportunity to work on a tract offering. Mr. Yamamoto cautioned the two brokers regarding their position in such an arrangement.

The Executive Secretary questioned why Sakai was not released outright from Nowell so that he could then become a bonafied employee of Broker Ing. The Section covering revocation and suspension of licensee: Sec. 170-12, subparagraph (f), was read to the licensees.

In closing, the Commission suggested that Broker Ing file a claim with Sakai's surety agent for the money unaccounted for in this deal. Mr. Ing gave the members his assurance that he would do so at once.

The Executive Secretary informed the brokers that their status before the Commission in the light of their behavior in this transaction was still under study and they should hold themselves ready to come before the Commission if it was thought necessary for them to appear.

XII. Representation at 30th NALLO Convention

Hawaii representation at NALLO Convention to be held in San Francisco November 5 thru 8 was assigned to Chairman Magoon, Mr. Yamamoto and the Executive Secretary. A conference with Governor Quinn to discuss participation in this convention is to be scheduled.

XIII. Refurbishing of RELCO Offices

Mr. Chaney directed the staff to proceed to discuss at once with appropriate agencies the renovation of the present offices spaces with a view to remain here permanently if the space could be made presentable. A report on this project is to be submitted by the staff at the next meeting of Commission.

VI. RELCO Personnel Activities

Training - mimeograph workshop, MLS caravans, telephone usage course.

Vacation - Hannah Furuta - July 16 to August 1, inclusive
Sachiko Matsunami - August 20 to Sept. 2, inclusive
Executive Secretary noted that he may request ten days vacation in latter part of October to attend a special course convening in San Diego.

VII. Publication of House Organ

Estimate of Watkins-Sturgis, Ltd., to print 2,200 copies of bi-monthly house organ for approximately \$130.00 was approved. Members recommended that copy to go into publication be cleared with and approved by Commission and Attorney General's staff.

VIII. Equipment Purchase

The purchase of two Westinghouse Mabelaire 17" fans at a cost of \$49.57 each was approved.

IX. RELCO-Honolulu Realty Library Project

The Executive Secretary was granted authority to proceed with discussions at Honolulu Realty Board level for a joint participation plan to create an adequate real estate book loan list at all public libraries on Kauai, Maui and Hawaii. Mr. Yamamoto suggested that Molokai, having a population of 5,000, should also be included in the project. It was suggested that a "basic shelf" be purchased, with realtors paying half of book costs, for all neighboring islands; the main library in Honolulu would be supplied with two copies of each volume and the branch library at Wahiawa would be given one "basic shelf".

Mr. Chaney suggested that if the Realty Board could not see its way clear to go along with the project, that Commission purchase outright necessary publications for outside island free libraries.

X. Informal Conference with Daniel L. Abdul

Mr. Abdul appeared in person before the Commission and heard from members the background of certain administrative delays in permitting him for Salesman's test and later for a license to be issued him. He was deemed qualified to be issued a license as a salesman and was instructed by the members to act in the best interests of the general public as he proceeds into this new field. Should there be further litigation on his case before the Federal authorities, the matter of issuing a Salesman license would have to be studied again. The applicant thanked the Commission and assured the members he would do his best.