

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Thursday, August 29, 1974

Place: Board Room, Department of Regulatory Agencies
1010 Richards Street, Honolulu, Hawaii

Present: Douglas R. Sodetani, Chairman
Herbert S. Isonaga, Vice Chairman
Mrs. Mary V. Savio, Member
Ah Kau Young, Member
Tadayoshi Ishizu, Member

Clyde E. Sumida, Deputy Attorney General
Yukio Higuchi, Executive Secretary
Mrs. Peggy Lau, Stenographer

Wesley T. Park, Small Business Management Program, U.H.
George Morris, Jr., Hawaii Association of Real Estate Boards
Mary Shern, Milton Motooka, John Reilly--Representatives of
Real Estate Schools Association of Hawaii

Absent: John J. Urner, Member
John D. Texeira, Member

Call to Order: There being a quorum, Chairman Sodetani called the meeting to
order at 9:15 a.m.

Minutes: Ah Kau Young moved and Herbert Isonaga seconded that the minutes
of the July 25, 1974 meeting be approved as circulated. Motion
carried.

Committee Reports: Real Estate Education Advisory Council

Certification of Instructor

Stanley Tobias (Broker and Salesman course)
Mike McCormack School of Real Estate

Mary Savio moved and Herbert Isonaga seconded that Stanley
Tobias be certified as an instructor for both the broker
and salesman courses--has fulfilled all requirements.
Motion carried unanimously.

John M. LaPlante (Broker and Salesman courses)
No special school

Mary Savio moved and Herbert Isonaga seconded that action
be deferred on John LaPlante's request for certification

as an instructor pending receipt of his application, \$25 filing fee and evidence of completing 6 GRI courses. Motion unanimously carried.

Book Donations

Mary Savio reported that she has checked with Connie Solorana and Solorana has agreed to provide the Executive Secretary with information on the University's library system.

The Commission's goal is to have books donated by the end of September.

Education Consultant

Mary Savio handed out copies of the job description for the educational consultant prepared by the Real Estate Education Advisory Council; Wesley Park also prepared a job description for the educational consultant which he circulated.

After considerable discussion, Wesley Park volunteered to consolidate the two circulars on the consultant's job description with a cover letter attached and submit same to the Executive Secretary.

Ah Kau Young moved and Tadayoshi Ishizu seconded that the Commission approve in principal the proposition posed by Wesley Park for continuing education (concept of prestigious courses for professional education). Wesley Park was requested to put his proposition in writing with the cost of the necessary funding. Motion carried.

Condominium Review Committee

The Executive Secretary will remind John Urner to work on the resolutions.

Rules and Regulations Committee

Herbert Isonaga moved and Ah Kau Young seconded that the proposed amendments to the rules and regulations as corrected by the Attorney General's Office be approved. Motion carried.

Recovery Fund Report

Copies of the latest report on the recovery fund were circulated by the Executive Secretary.

Attorney General's Report

Tokai Land Company selling a condominium in Waikiki only to Japan was discussed. Deputy Attorney General Clyde Sumida

advised the Commissioners that a hearing will be held in about two weeks to determine whether this practice is considered discrimination against American citizens.

During the discussion on Ala Wai Cove, Clyde Sumida advised the Commission that it is possible to suspend or revoke ones license if the offense relates to ones job. Clyde Sumida was requested to prepare hearing notices on those licensees convicted and sentenced on the Ala Wai Cove case.

Business Out of Minutes:

California Multi-State Examination

Herbert Isonaga informed the Commission that he formally invited a member from California's Multi-State Examination to come to Hawaii to discuss their examination--meeting will be in November.

Investigations:

- RE-518 Singleton Associates)
 - RE-531 Julian Buttons)
 - RE-528 Durrel Robison)
 - RE-547 Durrel Robison)
 - RE-553 Bernice Midkiff)
- Referred to the Attorney General's Office for review and advice.

RE-571 Benjamin E. Ayson

The Commission's decision was to hold a formal hearing on Benjamin Ayson for alleged fraud, misrepresentation and dishonest dealings.

Audience:

Representatives of Hawaii Real Estate Schools Association

The representatives expressed that their main concern was that the math section in the July examination took too much time for both the salesman and broker examination. Their continued feeling was that the examination was too much of an aptitude test.

New Business:

Licensing

CORPORATION

- Wailea Realty Corp. - 450 Kaahumanu Avenue, Kahului
- Garner H. Ivey, Jr. - PB
- Wilson, Gray & Associates, Inc. - 190 S. King Street, #2410, Hon.
- Gary A. Wilson - PB
- Menefee Management Corp. - 1441 Kapiolani Blvd., #919, Honolulu
- Richard I. Blum - PB
- Empire Properties International, Inc. - 810 Richards, #905, Hon.
- Michael M. Kinoshita - PB
- Thompson-McCready Corp. - #455 Alexander Young Bldg., Honolulu
- Burt A. Thompson - PB
- Organized Capital Development Corp. - 1585 Kapiolani, #220, Hon.
- John S. Richard - PB
- Minnewaii, Inc. - 745 Fort Street, #1400, Honolulu
- Thomas W. Giles - PB

Herbert Isonaga moved and Mary Savio seconded that the Commission approve the licensing processing of the above as tentatively approved by the Executive Secretary. Motion carried unanimously.

DBA

Sun Pacific Realty - 1270 Queen Emma St., #503, Honolulu
Eddie Flores, Jr. - dba (formerly Sun Pac Realty)
Ainaloa Enterprises - 120 Pauahi Street, #308, Hilo
Wilbur J. Ennis - dba
Bob Suehiro Realty - 190 S. King St., #1540, Honolulu
Robert Suehiro - dba
Monica von Friesdon, Realtor - 1649 Kalakaua, #200, Honolulu
Monica von Friesdon - dba
Regency Realty - 111 No. King Street, #406, Honolulu
Morris Y. Hironaga - dba
Crow Realty - 2828 Paa Street, #3115, Honolulu
James W. Crow-dba
AB Realty - 1649 Kalakaua Avenue, #200, Honolulu
Monica von Frieson - dba (formerly applied for Monica von Frieson, Realtor)
MacLeod Realty - Kona Inn Shopping Arcade, Box 727, Kailua-Kona
Theron C. MacLeod - dba
Bob Tanabe Realty - 1655 Makaloa Street, #1309, Honolulu
Robert H. Tanabe - dba

Herbert Isonaga moved and Tadayoshi Ishizu seconded that the Commission approve the licensing processing of the above as tentatively approved by the Executive Secretary. Motion carried.

BRANCH OFFICE

Anton Leeb, dba Tony Leeb Realty, BR-1 - Mamaloha Hwy., Kealahou
Reba Coatney - BIC
Broms-Slavish & Associates, Inc., BR-1, Marlin Plaza, Kailua-Kona
Philip R. Broms - BIC
Country Squire Realty, Inc., BR-1, 95-121 Kam Hwy., Mililani Town
Douglas R. Kelly - BIC
Oceanside Properties, Inc., BR-2, 1560 Kanunu Street, Honolulu
L. F. Price - BIC

Tadayoshi Ishizu moved and Herbert Isonaga seconded that the Commission approve the licensing processing of the above as tentatively approved by the Executive Secretary. Motion carried.

CHANGE OF NAME

Parade Realtors, Inc. formerly Parade Realty, Inc.

After considerable discussion, Herbert Isonaga moved and Mary Savio seconded that in the future no license shall be issued

for corporations, dba's, branch offices and for change of names without prior approval of the Commission, and that only applications that have been submitted 15 days prior to the Commission's next meeting will be considered. Motion carried unanimously.

Mary Savio moved and Herbert Isonaga seconded that Parade Realty Inc.'s application for change of name to Parade Realtors Inc. be denied, inasmuch as "Realtors" is a tradename used by members of the National Association of Real Estate Boards and the Commission has no way of constantly checking whether a person or firm is a current member of NAREB--The designation "Realtors" may be used with the name when advertising, if it appears after the incorporation is reflected. Motion carried unanimously.

Questionable Applications

Albert Alan Hoelting (Applicant for Salesman License)

Herbert Isonaga moved and Mary Savio seconded that Albert Hoelting's request for waiver of the one-year deadline in which to apply for license be denied. Motion carried.

Miscellaneous: GAC Operations from 2 Hotel Locations

The Executive Secretary explained that on January 3, 1974, Mitsuyuki Kido was ordered to comply with four items within 2 weeks; recently, information has been received that Kido is still continuing dinner operations at Cinerama Reef Hotel and at the Outrigger Hotel.

Mary Savio moved and Herbert Isonaga seconded that the Commission insist that Mitsuyuki Kido comply with the January 3, 1974 directives forthwith--further disregard may result in revocation or suspension of Kido's broker license. Motion carried.

Ward & Associates Inc. Explanation of 95% Financing for the Purchasers of Hale Waikaha

The Executive Secretary briefly read Ward & Associates, Inc. explanation for 95% financing for purchasers of Hale Waikaha.

Herbert Isonaga moved and Ah Kau Young seconded to accept Ward & Associates, Inc.'s explanation and apology. Motion carried without dissent.

Hawaiiana Investment Co., Inc. - Request for Approval to Offer Vacation-Style Package Tour to Visit the Seamountain Complex Through Travel Agents

The Executive Secretary informed the Commissioners that Hawaiiana Investment Co., Inc. is requesting to make this offer to promote interest in Seamountain.

Tadayoshi Ishizu moved and Ah Kau Young seconded to deny Hawaiiana Investment Co., Inc.'s request. Motion carried.

Kaanapali Properties Request Approval of Letter of Credit in Lieu of Performance Bond for Final Public Report

After a short discussion, Herbert Isonaga moved and Tadayoshi Ishizu seconded that an irrevocable letter of credit from a bonafide bank doing business in Hawaii for 100% of construction costs be accepted in lieu of performance bond for the final public report. Motion carried unanimously.

July 6, 1974 Examination Results

UPON MOTION, The Commissioners approved the results of the July 6, 1974 real estate salesman and broker examination.

Correspondence: Letter from Alvin T. Amaral - Amaral-Cole Land Company, Inc.

After due consideration, Herbert Isonaga moved and Tadayoshi Ishizu seconded that the Commission approve the name "Amaral-Cole, Division of Amaral-Cole Land Company, Inc." subject to it being used in full on all their business cards, letterheads, envelopes, etc. Motion carried unanimously.

The Commission directed that at the time of license renewal, the word "Realtor" shall be struct out from all dba's and firm names.

Date of
Next Meeting:

September 26, 1974; October 30, 1974; November 21, 1974; and December 19, 1974.

Adjournment:

There being no further business, Chairman Sodehani adjourned the meeting at 3:15 p.m.

Taken and recorded by:

Peggy Lau
Peggy Lau, Stenographer

Approved by:

Yukio Higuchi
YUKIO HIGUCHI, Executive Secretary