

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

MINUTES OF MEETING

Date: Friday, February 18, 1966

Place: Examination Room, 424 South Beretania St., Honolulu, Hawaii

Present: Jack K. Palk, (Oahu) Chairman                      Douglas R. Sodetani, (Maui)  
Yukio Kashiwa, (Oahu) Vice Chairman              Harold J. Silva, (Oahu)  
Mrs. Dorothy S. Ahrens, (Kauai)                      William H. C. Young, (Oahu)  
William A. Beard, (Hawaii)

Tom L. Peterson, Deputy Attorney General  
Robt E. Bekeart, Executive Secretary

By Invitation:

Wesley F. Charlton, representing Real Estate Association of Hawaii  
Phil B. Thomas, representing Honolulu Board of Realtors

Absent: None

Call to Order: There being a quorum, Mr. Palk, presiding as Chairman, called the meeting to order at 1:10 p.m.

Minutes: UPON MOTION, the Commission approved the minutes of Tuesday, January 18, 1966.

Motion carried unanimously.

Financial Report: The Financial Report for the Third Quarter, ending January 31, 1966 was noted and filed.

Business Out of Minutes: LICENSING (Sec. 170-1. through 170-14.)

FEBRUARY 15, 1966 EXAMINATION - Executive Secretary reported the following statistics on applicants appearing for examination:

	<u>Candidates Examined</u>	
	<u>Broker</u>	<u>Salesman</u>
County of Hawaii (Hilo)	4	20
County of Hawaii (Kona)	0	7
City and County of Honolulu	59	387
County of Kauai	0	0
County of Maui	<u>1</u>	<u>2</u>
Total examined	64	416

DEVORE LICENSE APPLICATION - The Deputy Attorney General, Mr. Peterson, in his memorandum of February 14, 1966 commented on his review of the facts in this case.

UPON MOTION, the Commission ruled that as there is insufficient criminal and medical information available to permit the members to make a determination as to the bad character of the applicant, the following steps are to be taken: (a) a medical examination would be required of the applicant to provide the basis for further action by the commissioners; (b) the Executive Secretary will pursue the conducting of a medical examination to determine if governmental policies and procedures will allow the examination of the applicant by a state medical officer; (c) if examination by a state officer is possible the Executive Secretary will advise the applicant of this requirement and solicit his cooperation; and (d) if the applicant elects not to cooperate the matter will be referred immediately to the Commission and a hearing set in motion.

The Chairman, and/or the Vice Chairman and Executive Secretary will sit with the physician to determine the scope of the physical examination as it should relate to establishing levels of responsibilities that the applicant would perform on.

Motion carried unanimously.

SUBDIVISIONS (Sec. 170-30. through 170-38.)

DESERT HIGHLANDS TRACT SUBDIVISION - UPON MOTION, the Commission, acting on Mr. Young's recommendation, accepts as completed the Subdivision Registration Statement on this offering.

Motion carried unanimously.

KONA-SOUTH ESTATES SUBDIVISION - UPON MOTION, the Commission ruled that the Subdivider is to be notified of the requirement that a substitute file plan, deleting the name "KONA", is to be filed with the appropriate county or state agencies and the Commission will await the subdivider's performance to this condition.

Motion carried unanimously.

CONDOMINIUMS (Sec. 170A-1. through 170A-44.)

REGISTRATION NO. 117 - SUNSET TOWERS  
Final Public Report issued January 21, 1966

REGISTRATION NO. 118 - WINDWARD VILLA CONDOMINIUM  
Final Public Report issued January 26, 1966

REGISTRATION NO. 119 - HALE O NA LANI (Maui)  
Preliminary Public Report issued January 31, 1966

REGISTRATION NO. 120 - KUILEI GARDENS  
Final Public Report issued February 10, 1966

REGISTRATION NO. 121 - LANIAKEA APARTMENTS  
Final Public Report issued February 14, 1966

REGISTRATION NO. 122 - HALE VICTORIA  
Preliminary Public Report issued February 15, 1966

REGISTRATION NO. 123 - THE KAHALA BEACH  
Preliminary Public Report issued February 11, 1966

REGISTRATION NO. 85 - PEARL MANOR APARTMENTS  
Supplementary Public Report issued February 18, 1966

The above information on registration carried over from the previous meeting was accepted by the Commission.

New Business:

LICENSING

NEW CORPORATIONS, PARTNERSHIPS, DBAs and BRANCH OFFICES

UPON MOTION, the Commission ruled that the licenses tentatively authorized for the following be approved, ratifying the action of the Executive Secretary:

Corporations

ISLANDER INVESTMENTS, INC.	Stanley T. Ujimori, RPB
NORMAN TANG REALTY, LTD.	Norman F. C. Tang, RPB
CUMMINS and PEART, INC.	Ronald F. Peart, RPB

Partnerships

AHRENS and TOULOM	Dorothy S. Ahrens, RPB
-------------------	------------------------

DBAs

Betty K. Pang	dba	B & B REAL ESTATE
A. J. Abbott	dba	THE ABBOTT COMPANY
Roger M. F. Young	dba	ROGER'S REALTY
Tai Choy Yim	dba	T. C. YIM, REAL ESTATE
Sophie M. Duvauchelle	dba	DUVAUCHELLE REALTY (Molokai)

Branch Offices

DUVAUCHELLE REALTY 1888-B Kalakaua Ave., Honolulu	Edwina D. Kuha, BIC
--	---------------------

Motion carried unanimously.

SUBDIVISIONS

UPON MOTION, the Commission accepts as completed the Subdivision Registration Statements on the following:

PUKALANI TERRACE, UNIT III SUBDIVISION (Maui)

POAI LANI ACRES SUBDIVISION

PACIFIC PALISADES UNIT VI SUBDIVISION

AHUIMANU UNIT 1-A SUBDIVISION

Motion carried unanimously.

UPON MOTION, the Commission accepts as completed the Subdivision Registration Statements on the following out-of-state registrations:

TAHOE PARADISE ADDITION, UNIT NO. 2

TAHOE PARADISE ADDITION, UNIT NO. 3 (Examined by Mr. Kashiwa.)

THE SEA RANCH, UNIT NO. I

THE SEA RANCH, UNIT NO. III

THE SEA RANCH, UNIT NO. IV (Examined by Mr. Silva.)

Motion carried unanimously.

CONDOMINIUMS

The Executive Secretary reported that Notices of Intention have been submitted on behalf of the following Horizontal Property Regime projects:

(UNASSIGNED) - THE KAIMUKI CENTER

(UNASSIGNED) - KAPIOLANI MANOR

(UNASSIGNED) - THE TWIN TOWER

(UNASSIGNED - PALANI HALE

Investigations:

RE-198 VIOLET C. KING - The Commission suggested that the Executive Secretary update the status of the respondent's employment, particularly that arrangement in which Mr. Robert W. B. Chang, Attorney, was to be responsible for the licensee's conduct. The members will hear the report at the next meeting.

RE-203 HAROLD OHAMA - On the basis of the facts and information in the report, the Commission is of the opinion that this problem is outside the jurisdiction of this regulatory body and that no action is to be taken against the Developer.

RE-207 GOLDEN STATE LAND, INC. - The Commission decided to defer study of this infraction and agreed that the investigation report will be held in abeyance in order to permit the investigation branch to give this matter further scrutiny. The Chairman noted that this was a typical example of the lot-split technique as there are less than 20 lots offered in the plan. The further investigation is to focus on the subsequent sales of this same group of Antelope Valley operators.

Miscellaneous:

ATTORNEY GENERAL OPINION(S) - The Deputy Attorney General, Mr. Tom L. Peterson, briefed the members on the background, research and publishing of the February 15, 1966 opinion interpreting unclear sections of the Hawaii Subdivision Registration Law. He noted that the issuance of this statement by the Attorney General can be expected shortly in the press. The Office of the Governor has control over the publishing of this opinion and it is possible a news story on this matter will break over the ensuing weekend.

Mr. Peterson also reported that he was presently working on the preparation of an opinion that interprets the exceptions part of the Licensing Statute, Chapter 170, as it applies to officers of corporation using this avenue to intentionally circumvent the Commission's requirements.

EDUCATION TASK FORCE - Mr. Sodemani, as Chairman, reported on the progress made in alerting University of Hawaii authorities and the organized real estate industry to the needs for improvement in educational opportunities both at the post licensing level as well as for those who consider making real estate a career.

There was general discussion and agreement on the objectives and accomplishments of the Education Task Force in such a short time. Evaluation of present educational offerings at the Manoa Campus and expansion of all academic work in real estate were encouraged. The members agreed that to act in haste before the present session of the Legislature would be unwarranted, therefore the Commission, working with others, should move towards the preparation of a legislative program that would permit enabling laws to become enacted and thence implementation would be the next step.

Mr. Sodemani informed the members that it was with deep regret that he must submit his resignation. He had been called upon to serve at the municipal level and has the appointment of Chairman, Maui County Charter Commission. The Chairman, speaking on behalf of the Commission, noted that in accepting Mr. Sodemani's resignation everyone recognized that he was being called upon to shoulder heavier responsibilities and great challenge at the County level of government, where he can contribute in the same measure as has been demonstrated here with the regulatory body.

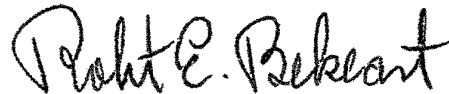
Mr. Palk announced that he will serve, for the time being, on the Education Task Force with Mr. Young.

1966 BUDGET SESSION - THIRD LEGISLATURE

The Deputy Attorney General reported that he has prepared a bill, which should be introduced as an administration-sponsored proposal, to embrace the more important parts of Declaratory Ruling No. 1 into the Condominium Law. Once the additional work on the bill has been completed, and the Director of Regulatory Agencies accepts it, the Attorney General will follow through with introducing the amendments.

Date of The Commission is to convene at 10:00 a.m., Tuesday, March 15, 1966  
Next to hear IN THE MATTER OF THE REAL ESTATE COMMISSION, STATE OF HAWAII  
Meeting: vs. JACK N. MATSUZAKI.

Adjournment: There being no further business to transact, the Chairman declared the meeting adjourned at 4:55 p.m.



---

ROBT E. BEKEART  
Executive Secretary

APPROVED BY THE COMMISSION:

---

JACK K. PALK, Chairman

REB:sw  
3/15/66