

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

MINUTES OF MEETING

Date: Thursday, January 23, 1969

Place: Board Room, Kamamalu Building  
1010 Richards Street, Honolulu, Hawaii

Present: Jack K. Palk (Oahu) Chairman                      Douglas R. Sodetani (Maui)  
Herbert S. Isonaga (Oahu)                              Hiromu Yamanaka (Hawaii)  
Irving A. Jenkins (Kauai)                              William H. C. Young (Oahu)  
Harold J. Silva (Oahu)

Robt E. Bekeart, Executive Secretary

Absent: James H. S. Choi, Deputy Attorney General - excused.

Call to Order: There being a quorum, Mr. Palk in the Chair, called the meeting to order at 2:45 p.m.

The Chairman addressed remarks of welcome to Mr. Isonaga who has been commissioned to serve on this regulatory body representing the City and County of Honolulu (Oahu).

Recognition was made that the Commission had adequately met its responsibilities by participating in the "Commission Panel Luncheon" of the monthly membership meeting of the Honolulu Board of Realtors. Tasks performed were as follows:

<u>Topic</u>	<u>Presenter</u>
Condominium Registration, Procedures, Administration and Enforcement	Executive Secretary
The Recovery Fund	William H. C. Young
The Profile Study & Questionnaire ) and Planning Educational Objectives )	- Douglas R. Sodetani
Complaints, Investigation Reports and Disposition	Jack K. Palk
1969 Legislative Program	Herbert S. Isonaga

Minutes: UPON MOTION, the proceedings of the previous meeting, Wednesday, December 18, 1968, were approved.

Motion carried unanimously.

Business Out  
of Minutes:LICENSING (Section 170-1. through 170-24.)

VIOLET C. KING - The commissioners accepted the Executive Secretary's report on the matter of the Respondent returning her license credentials to the Commission. Deputy Attorney General Choi is to be advised of the Commission's concern that compliance with the order to return broker license certificate and license identification and be pursued through the court system. A report on the progress of the Commission's legal advisor will be expected at the next meeting.

On short notice and invitation the Director, Mr. Edwin Honda, sat with the Commission and briefly reviewed the matter as seen from the position of the Administration.

November 19, 1968 Examinations - Mr. Sodetani had submitted to the Chairman a request in writing that the Commission's policy of qualifying applicants in the written examination be reviewed. He spoke to the commissioners' policy of requiring that examinees attain at least 15 out of 20 points in the forms section of the test and he observed that the standards were flexible, permitting those who had attained 15 points on the Exclusive Listing Contract and the Deposit Receipt Offer and Acceptance out of 20 possible points, have by inspection found to be qualified if their total score attained was 89.

The Commission discussed the problem in light of established policy and procedures.

UPON MOTION, the Commission decided to reconsider the policy statement and with the performance of applicants for real estate salesman in the November 19, 1968 examination under scrutiny, and agreed to pass and find qualified those examinees who attained 14 points out of a possible 20 points in the forms section where they attained a total score of 90 or more. It was further agreed that at any and all subsequent examinations the 75% requirement for qualifying -- that is 15 points out of 20 points in the forms and 90 as the total score would be the minimum score the Commission would accept.

Motion carried unanimously.

UPON MOTION, the Commission decided to adhere to the 80% requirement for passing that an applicant in the broker examination must attain, coupled to the required 15 out of 20 points in the forms section, along with the minimum total score of 120 points to be considered passing.

Motion carried unanimously.

The Commission agreed that every examination next following the November 19, 1968 event will be approved as against the effective rules and regulations.

The Executive Secretary will notify Salesman applicants opposite the marginal numbers 212, 213, 214, 216, 217, 218, 219 and 220 that they have been found qualified.

Marginal number 215 being excluded.

CONDOMINIUMS (Sec. 170A-1. through 170A-46.)  
(See FIRST ATTACHMENT)

The Status Table was accepted as presented, noting that there were seventeen (17) public reports on new registrations awaiting writing-up.

ACADEMY TOWER - REG. 156  
(See SECOND ATTACHMENT)

The Chairman noted that representatives of the Developer, EMPRESS DEVELOPMENT CORP., have been in contact with the Commission and by agreement the developer's agents and technical people are to meet with the commissioners at 4:30 p.m. today in an information gathering session.

Investigations: RE-283 Clement N. Gondo - The Hearing officers will work up the Statement of Facts, Findings and Conclusions of Law, which are to be reviewed by Deputy Attorney General Choi, then presented with Mr. Young's and Mr. Silva's recommendation to the Commission.

RE-298 Winfield Puahau Chang - The Commission considered his letter in which he spoke of his character and integrity. It was agreed that the investigation be expanded to include a determination from two employers, Sheraton-Hawaii Corporation and Honolulu Iron Works, as to his conduct and behavior while on their rolls. He is to be given an opportunity to appear before the Commission if he desires.

RE-328 Mahina Surf Condominium - The Commission was advised that there was no new information to be introduced on this matter, and it was agreed that the updated or addendum investigation report is the next step in the examination of the complaint. The commissioners noted that there must be a bonafide complainant of record and that he is to be advised of this body's action.

New Business: New Corporations, Partnerships, DBA's and Branch Offices

Corporation  
Holiday Management Corporation  
Grubb & Ellis Company  
Progress Realty, Inc.  
U-Buff, Inc.  
Robert J. Prosser Realty, Inc.

Principal Broker  
Kenneth W. Parker  
Howard R. Hampton  
Francis L. Adams  
Eugene D. Buffandean  
Robert J. Prosser

R. V. Enterprises, Inc.  
Ka-Moi Realty, Inc.  
Royal Realty, Inc.

Richard A. Dole  
John S. Rickard  
Paul A. Schattaner

Partnership

Clark-Smith Realty Company

Armida B. Smith

DBA's

Good-Year Realty  
Joe Bruey Realty, Realtors  
V. Dela Cruz Realty  
Archie Chow Realty  
Reyes Realty Company  
Himeji Realty

H. Bates Len dba  
Joseph A. Bruey dba  
Vincent Dela Cruz dba  
Archibald K. C. Chow dba  
Clemente V. Reyes dba  
Bert N. Watamura dba

UPON MOTION, the Commission ruled that the license proceedings immediately above, as tentatively authorized by the Executive Secretary, be accepted with approval and entered of record.

Motion carried unanimously.

Miscellaneous: Real Estate Research and Real Estate Education Program

The Executive Secretary is to perfect the two agreements, draft the letter which will transmit the proposals to the Attorney General by way of the Director. This requirement is overdue and it is considered unfair to the University of Hawaii who have expended funds to advance the questionnaire and profile study project.

Education Task Force - Mr. Sodetani stated that the Commission should explore the possibility of reviving the publication RECO COMMENTS as part of the objectives in the educational program. The Chairman opined that such an undertaking would be more acceptable if it could be included in the next fiscal year's Program Budget of the Commission.

Recess: At 4:30 the Chairman declared a short recess.

Re-convene: At 4:40 the Chairman re-convened the meeting and the handling of the information gathering session with representatives of Empress Development Corp. was discussed.

The ACADEMY TOWER delegation, Mrs. Elsie Loui Chang Akana, President, Empress Development Corp., Harriet Bouslog, Attorney for the Developer, and Jo Paul Rognstad, Vice President and Secretary, Empress Development Corp. and its Architect, appeared before the Commission.

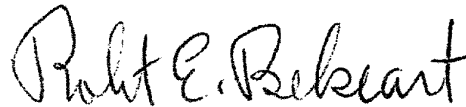
The Attorney for the Developer made the presentation for her client. There was an exchange of questions and answers during and following counsel's oral statement. An outline of the salient points of the Developer's position is attached to these proceedings and identified as SECOND ATTACHMENT.

At 6:30 p.m. the Developer and party were excused.

The Commission, in reviewing the highlights of the information gathering session, agreed that it should move in the direction of issuing a Supplementary Public Report to broadcast the material changes that have been made to the project. The clarification of the 26-story building, the acquisition of an adjoining 5,000 square feet of land and the Developer's proposal of how this acquired land is to be incorporated into the project will be the basis of the Commission's report.

Date of Next Meeting: Thursday, February 27, 1969, at 2:00 p.m.

Adjournment: There being no further business to transact, the Chairman declared the meeting adjourned at 6:45 p.m.



---

ROBT E. BEKEART, Executive Secretary