

REAL ESTATE COMMISSION  
Professional & Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii

MINUTES OF MEETING

Date: Friday, December 16, 1983

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

Present: G. A. "Red" Morris, Chairman  
Edwin H. Shiroma, Vice Chairman  
Joseph F. Blanco, Member  
Gloria J. Damron, Member  
Toru Kawakami, Member  
Constance Smales, Member  
Yukio Takeya, Member  
Ralph S. Yagi, Member  
Gregg T. Yamanaka, Member

Janice B. Sevilla, Education Officer  
Cynthia T. Alm, Information Officer  
Glenn M. Adachi, Executive Secretary  
Saeko Whang, Secretary

Robert Fishman, Consultant  
Dr. Nicholas Ordway, Present Chairholder  
Rae Lindquist, Hawaii Association of Realtors  
Robert Alm, Hearings Officer  
Pamela Lynch, pb for Mike McCormack Realtors

Call to Order: The meeting was called to order by Chairman  
G. A. "Red" Morris at 9:10 a.m.

Notice of Meeting: The notice of meeting was filed with the Lt.  
Governor's office on December 12, 1983.

Minutes: Approval of the minutes of the November 23, 1983  
meeting was deferred.

Hearings Officer  
Report: Robert Alm, Hearings Officer, summarized the  
following case which was previously heard and  
for which findings of fact, conclusions of law  
and recommended order was presented to the  
Commission for its review and action.

RE-LIC-83-35 Robert W. Hastings

Upon motion by Commissioner Yagi, seconded by  
Commissioner Shiroma, the Commission unanimously  
approved Hearings Officer's Findings of Fact,  
Conclusions of Law and Recommended Order that  
the petition be denied.

RE-LIC-83-36 Patricia D'Amico

This matter has been deferred to the January meeting.

Hearing on Motion for Reconsideration  
RE-82-111 Calvin Ontai

Following discussion, Commissioner Yagi moved and Commissioner Shiroma seconded to discuss this matter at the January meeting. Motion carried unanimously.

Committee Reports:

Education Officer Jan Sevilla reported on her activities for the month of December. A copy of her report was distributed to the Commissioners at the meeting.

REC Conference:

Upon motion by Commissioner Blanco, seconded by Commissioner Shiroma, the Commission unanimously approved the REC conference speakers, Milton Friedman and Kent Keith.

Motion was made by Commissioner Blanco, seconded by Commissioner Damron to approve Brian Thomas as speaker for the one-day conference and island to island presentations. Motion carried unanimously.

Chairholder Seminar

Topic for the Chairholder seminar had been changed to Tax Planning.

RECCAL Molokai

After a lengthy discussion, the Commission considered alternative ways to hold RECCAL sessions on Molokai, such as video tape or training a Molokai resident. It was suggested that Molokai Board be informed that Commission is working on this matter.

Budget for Third Quarter

Upon motion by Commissioner Shiroma, seconded by Commissioner Kawakami, the budget of \$1,500 for travel to Kona for the March meeting has been deleted. Motion carried unanimously.

Commissioner Blanco moved and Commissioner Shiroma seconded to adopt the third quarter budget of \$116,900. Motion carried unanimously.

Instructor Certification

Cynthia Alm, Information Officer, summarized the following instructor application:

Edwin Yost (b & s)

Upon motion by Commissioner Blanco and seconded by Commissioner Smales, the Commission unanimously approved Edwin Yost application for certification as a real estate salesman and broker instructor.

Laws and Rules Review Committee

Committee Chairman Toru Kawakami reported on the testimony received on the proposed amendment to Commission rules.

After a lengthy discussion, Commissioner Kawakami moved and Commissioner Takeya seconded that no changes be made at the present time to §16-99-11, advertisement. Motion carried unanimously.

Upon motion by Commissioner Kawakami, seconded by Commissioner Takeya, the Commission unanimously adopted the changes to the amendments to the rest of the proposed rules.

Commissioner Kawakami moved, seconded by Commissioner Yagi to have the staff draft the language to §16-99-37, equivalent education. Motion carried unanimously.

Upon motion by Commissioner Kawakami, seconded by Commissioner Smales, the minutes of December 15, 1983 Laws and Rules Review Committee and recommendations contained therein were adopted as circulated. Motion carried unanimously.

Condo Committee

Commissioner Yamanaka apprised the members what the Condo Committee is doing regarding condo complaints.

Report by Consultant

Robert Fishman, Consultant, summarized his activities and went over the key recommendations for structuring of the Real Estate Commission staff.

A copy of his report was distributed to the Commission members at the meeting. There will be a full day to discuss this matter in January.

New Business:

LICENSING

Corporation

A-Pac Realty, Inc. - 2850 Paa St., #208, Hon.  
Takeshi Oie, pb

Kawala Investment & Realty, Inc. - Ala Malama St.  
Aileen S. Tokujo, pb Kaunakakai

Barbara Odor Properties, Inc. - 45-1144 Kam Hwy,  
Barbara L. Odor, pb #403, Kaneohe

Shubert Properties, Inc. - 350 Ward Ave., #106  
Chu Lan Shubert, pb Honolulu

Western Real Estate, Inc. - 1210 Queen St., #9  
Ronald T. C. Young, pb Hon.

Branch Office

Waikiki Realty, Limited - 1614 Kalakaua Ave.,  
Patsy M. Doi, bic Ste 201, Hon.

Tradenname

Barbara Bahnsen, Realtor - Barbara M. Bahnsen, db

Bright Realty - Cherie J. Bright, dba

Jerry Davis, Realtor - Jerry J. Davis, dba

G.B. Real Estate Company - Gloria Borovskis, dba

Higuchi Development - Keith Higuchi, dba

Carolyn Lowe Real Estate - Carolyn J. Lowe, dba

Maui Aloha Properties - Gordon S. Miyaki, dba

Poipu Investments Real Estate Brokerage -  
Jefferson R. Rahill, dba

Sachi Ko, Broker - Sachi Su Ko, dba

Ron Sera, Realtor - Ronald K. Sera, dba

Corp. Name Change

Huffman & Drake, Inc. - formerly Mr. Realy State  
Hawaii Corporation

DBA Name Change

Blizz Blizzard, Realtor - formerly Classic Homes  
of Hawaii

SRI - Selwyn Realty Investments - formerly Selwyn  
Realty Investments

Waikoloa Properties - formerly Waikoloa Home and  
Land Division

The Commission reviewed the list of new  
corporations, branch office and tradenames  
for the month of December.

Commissioner Kawakami moved and Commissioner Shiroma  
seconded that tradenames be required to change  
the format procedure in issuing a certificate under  
the broker's name, dba and trade name. Motion  
carried unanimously.

Restorations

Gary R. Huffaker

Upon motion by Commissioner Kawakami, seconded  
by Commissioner Yagi, the Commission unanimously  
denied Gary Huffaker's real estate salesman  
license but will allow him to take the licensing  
examination with waiver of the education  
requirement for one time only within six months.

Laura June Palumbo

Upon motion by Commissioner Yagi, seconded  
by Commissioner Kawakami, the Commission  
unanimously denied Laura Palumbo's real  
estate salesman license but will allow her  
to sit for the licensing examination within  
6 months, one time only with waiver of the  
education requirement.

Miscellaneous:

Request for Extension of Time

Philip N. Minn (RE-81-192)

Upon motion by Commissioner Shiroma, seconded  
by Commissioner Blanco the above matter was  
added to the agenda. Motion carried unanimously.

Philip Minn, by letter, requested an extension of time to pay the fine of \$2,000 until December 23, 1983.

Upon motion by Commissioner Yagi, seconded by Commissioner Takeya, the Commission unanimously approved the extension of time to pay the fine.

Calvin Ontai

Commissioner Blanco moved and Commissioner Yagi seconded to add the matter of Calvin Ontai to the agenda. Motion carried unanimously.

Inasmuch as Calvin Ontai has informed the Education Officer that because the Commission had mandated that he take the RECCAL course, he shouldn't pay.

Commissioners consensus is that he must pay for the course and should he have any question, to contact the Chairman.

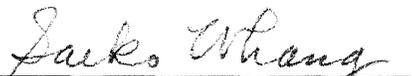
Auditor's Report

It was noted that the Auditor's report was received. Commission members requested time to read before commenting on it.

Next Meeting: Friday, January 27, 1984

Adjournment: There being no other business to transact, the meeting was adjourned at 11:45 a.m.

Taken and recorded by:

  
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Saeko Whang, Secretary

APPROVED:

  
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GLENN M. ADACHI  
Executive Secretary