

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

MINUTES OF MEETING

The agenda for this meeting was filed with the Office of the Lieutenant Governor on March 6, 1992, as required by Section 92-7(b), Hawaii Revised Statutes.

Date: Friday, February 28, 1992

Time: 9:00 a.m.

Place: Kuhina Nui Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Present: Peter Yanagawa, Chairman
Barbara Dew, Oahu Member
Jerry Hirata, Hawaii Member
Yoshiko Kano, Kauai Member
Stanley Kuriyama, Oahu Member
Carol Mon Lee, Public Member
Marcus Nishikawa, Oahu Member
Douglas Sodetani, Maui Member

Calvin Kimura, Supervising Executive Secretary
Christine Rutkowski, Executive Secretary
Cynthia Yee, Real Estate Specialist
Russell Wong, Real Estate Specialist
Benedyne Stone, Condominium Specialist
R. Victoria Shiroma, Condominium Specialist
Diane Erickson, Deputy Attorney General
Irene Kotaka, Secretary

Richard Marshall, Hearings Officer
Sheryl Nagata, Hearings Officer
Cynthia Nakamura, RICO Attorney
Lynn Minagawa, RICO Attorney
William Eddy, Graham, Murata, Russell
Von Batesole
Walter N. Clark, Walter Clark Realty
Jeffrey Zimmerman, Vanguard Properties Ltd.

Excused: Theo B. Butuyan, Public Member

Call to Order: Chairman Yanagawa called the meeting to order at 9:09 a.m., at which time quorum was established.

Chairman's
Report:

No report was presented.

Additional
Handouts:

The additional handouts were distributed as follows:

6. Committee Reports
Education Review Committee
8. Licensing - Restoration of Forfeited Licenses
Brian D. Kessler
9. Licensing - Questionable Applications
B/D Realty
Jeffrey Zimmerman

Executive
Secretary's
Report:

The Executive Secretary reported that the Real Estate Commission meetings for the month of March has been rescheduled due to the relocation of the Real Estate Branch's Offices. The meeting dates and times are as follows:

Wednesday, March 11, 1992

Condominium and Cooperative Review Committee Meeting, 9 a.m.
Laws and Rules Review Committee Meeting, 10:30 a.m.

Wednesday, March 18, 1992

Education Review Committee Meeting, 9 a.m.

Thursday, March 19, 1992

Real Estate Commission Meeting, 9 a.m.

All meetings will be held in the Kapuaiwa Room, HRH Princess Victoria Kamamalu Building, Second Floor, 1010 Richards Street, Honolulu, Hawaii.

Disciplinary
Cases:

Walter N. Clark and Walter N. Clark Realty Company, Ltd.
REC 89-426 and 90-372

Commissioner Kuriyama was excused from the meeting due to a conflict of interest.

Mr. Clark was present on his own behalf and filed exceptions to the Hearings Officer's Findings of Fact, Conclusion of Law and Recommended Order. Sheryl Nagata was present from the Office of Administrative Hearings. Lynn Minagawa was present from the Regulated Industries Complaints Office.

Ms. Minagawa stated that the disciplinary action was based upon two civil judgments which were rendered against Mr. Clark in 1989 and 1990. The law suit involved a general partnership. Circuit Court issued findings that Mr. Clark took monies in the form of rents and commissions. Circuit Court issued findings that he breached his duty and engaged in fraudulent actions. The second case involved the moneys that were held in escrow. Mr. Izumi executed an agreement to purchase property located in Waikane Valley. The court determined that Mr. Clark had no interest in the monies. The Hearings Officer relied on the judgments issued by the Circuit Court. There was ample evidence and exhibits to support the Hearings Officer's Findings of Fact and the Commission adopted the decision.

Mr. Clark stated that he had prepared a letter trying to answer the charges page by page. He stated that there is \$1,000,000 sitting in two bank accounts from a law suit filed by the Japanese investors. Ms. Minagawa claims that he had represented the agents from Japan. Mr. Clark stated that he never did. Mr. Clark stated that he had prepared the contract for \$11,300,000 on a land purchase. Duke Kawasaki and Raymond Harada had worked with him on the property. Mr. Clark stated that the contract stated that Mr. Izumi must bring in a \$100,000 deposit in earnest money back from Japan. Mr. Izumi did not bring back the money from Japan. The Japanese group had made an offer of \$9,500,000, the contract was signed. When the Japanese group returned from Japan, they saw the ad in the paper advertising the land for \$8,000,000. When Mr. Izumi returned, he showed Mr. Clark and the partners the ad. They told Duke Kawasaki that they would give him \$8,000,000 for the land. \$100,000 was taken out from an account at HonFed to be spent on expenses. The money was to pay for local fees and expenses. The contract was presented to Founders and the money was transferred to Founders. Mr. Clark stated that he never had the \$100,000. He stated that a contract is never a contract until the contract is signed and the earnest money is put up. He lost \$11,300,000 because of David Thompson who was a general partner in Phoenix. Mr. Clark does not have any attorney representation because his attorney died. He maintains that the September 14, 1992 charges against his company is the same real estate case in which he was suspended six months and fined for in 1990. Mr. Clark stated that he lost his clients because of technicalities. Mr. Clark did not tell people that he was an owner on all of the sales contracts. There is no such thing as a trustee being an owner. He sold property without final approval. In 1985, the law was changed. If you have tentative approval from the City government, you can follow the condominium law. Ms. Minagawa alleges that you must have final approval before you can sell. Mr. Clark stated that he took the deposits and put them in escrow. He maintains that the first charges where he was suspended for is a carry over of the new case which was filed against him on February 14, 1992. He maintains that the charges are a redraft of the 1988-1990 cases. Mr. Kawasaki and Mr. Clark filed a law suit against Phoenix and the Japanese partners. They won the law suit. Mr. Clark stated that there is \$1,000,000 sitting in a special account today. Mr. Clark was appointed as the sales agent, along with Duke Kawasaki and Raymond Harada. The Judge stated that David Thompson could not sell properties without the investors approval. He says that the case must be thrown out and Mr. Clark's real estate license must be protected. The money was returned to the Japanese investors. Mr. Izumi asked the Judge to have his money returned from Founders Escrow. The RICO attorney does not disclose that there are two accounts with \$100,000. Mr. Clark doesn't want his name to be hurt again. Mr. Clark stated that Ms. Minagawa has no right to meddle in Phoenix. Mr. Clark asked if Ms. Minagawa could tell him what she knows about Mr. Izumi.

Ms. Minagawa stated that she objected to Mr. Clark's questions because the purpose of the hearing was to present oral arguments.

Mr. Clark stated that he has never seen the charges made by David Thompson. He also stated that no one gave the authorization for the managing general partner to file charges against the other partners. Mr. Clark stated that he was a owner, project manager, and general partner. Ms. Minagawa alleges that he collected rents. He accepted rental money in his capacity as a project manager. He resents being charged for the same transaction. He was fined and suspended for that transaction.

Ms. Minagawa stated that Mr. Clark failed to disclose that he was an owner and

advertised the property. Phoenix named Walter Clark and Duke Kawasaki as an agent. They could not split commissions. Hearings Officer's decision was based on the judgments and the decisions have not been overturned. Mr. Clark performed real estate and violated the laws. As to Mr. Clark's charges that the actions are a continuation of the previous action, it has no relationship to the previous disciplinary action. The charges deal with breach of duty and misconduct in dealings with his clients, Phoenix and Mr. Izumi. Ms. Minagawa stated that the action instigated by RICO is based on three transactions.

Upon a motion by Commissioner Dew, seconded by Commissioner Nishikawa, it was voted on and unanimously carried to take this matter under advisement.

Commissioner Kuriyama returned to the meeting.

Simeon C. Ramos, Jr. aka Butch Ramos dba Ohia Realty & Development, RE 89-29 and 89-52

Commissioners Yanagawa and Nishikawa were excused from the meeting due to a conflict of interest. Commissioner Kano, Chairman Pro Tem, presided over the meeting.

Upon a motion by Commissioner Sodetani, seconded by Commissioner Dew, it was voted on and unanimously carried to approve the Hearings Officer's Findings of Fact and Conclusions of Law and Recommended Order.

Upon a motion by Commissioner Sodetani, seconded by Commissioner Dew, it was voted on and unanimously carried to withdraw the previous motion and to move to take this matter under advisement.

Commissioners Yanagawa and Nishikawa returned to the meeting. Chairman Yanagawa resumed presiding over the meeting.

Licensing:

Questionable Applications

Von Batesol

Mr. Batesol was present to request that the Commission approve his application for a real estate salesperson's license. Mr. Batesol stated that he has been a real estate salesperson in the State of Washington for eleven years. He is a second party defendant in a lawsuit involving a business venture. He stated that his last five to six years in Seattle was in development. In 1990, he started a development company with an individual named Mr. Moseley. It later became apparent to him that Mr. Moseley did not have the right qualifications. He called his attorney and was advised that since no board of directors meeting was set up and no stock was issued, that he could release Mr. Moseley from the company. Mr. Moseley filed a law suit against him, the company, and three other people. Mr. Moseley also has ten other law suits pending against former business associates. Mr. Batesol stated that he has not had any complaint filed against him.

Upon a motion by Commissioner Dew, seconded by Commissioner Kano, it was voted on and unanimously carried to take this matter under advisement.

William E. Eddy

Mr. Eddy was present to request that the Commission grant his request to reapply for restoration of his forfeited real estate broker's license.

Mr. Eddy stated that he lived in Hawaii from 1974 to 1980 and was employed by Blackfield Hawaii. He had his broker's license in 1979. He received an opportunity to go back to California. He placed his license on inactive status. He did not think that he would be coming back to Hawaii to work. He moved back to Hawaii in December 1990.

He set up business as an independent contractor. He consulted the Commission staff and submitted his resume and the Commission directed that he take the broker license examination. The experience and education requirement were waived. He did not pass the exam the first time. Now he has a real estate salesperson's license. He requests that given his 23 years of experience in the business and the information he submitted on his transactions, he would like to request that his real estate broker's license be restored. Given his experience and background, he would like the Commission to consider waiving the two years experience requirement.

Upon a motion by Commissioner Sodetani, seconded by Commissioner Kano, it was voted on and unanimously carried to take this matter under advisement.

Jeffrey Zimmerman

Mr. Zimmerman was present to request that the Commission approve his request for an equivalency to nine transactions, three of which are listings which have closed escrow and three sales which have closed escrow and he would also like to request an equivalency to six months sales experience.

Commissioner Nishikawa was excused from the meeting due to a conflict of interest.

Mr. Zimmerman stated that he majored in real estate at the University of Baltimore and has a bachelor's degree in real estate. He has a GRI designation. He was licensed in Maryland and worked for Merrill Lynch Commercial Real Estate in Baltimore and Washington, D.C. He moved to Hawaii in 1986 and worked with Grubb & Ellis, specializing in retail leasing. In 1988, he worked for the Shidler Group and was required to forfeit his real estate license. He was responsible for expanding their commercial real estate portfolio. In August 1990, he became a real estate developer and founded Vanguard Properties, Ltd. He passed the salesperson's examination and his license has been inactive since October 1991.

Upon a motion by Commissioner Sodetani, seconded by Commissioner Dew, it was voted on and unanimously carried to take this matter under advisement.

Commissioner Nishikawa returned to the meeting.

Executive
Secretary's Report:

Commissioner Butuyan is ill and is not able to attend the meeting.

The NARELLO Meeting schedule was passed out to the Commissioners for their information.

Symposium and neighbor island outreach memo distributed to the Commissioners for their information.

The January 24, 1992 letter from Scully Rogers was distributed to the Commission for their information only. No action will be taken as Mr. Rogers has appealed the Commission's final order to the Circuit Court.

Committee
Reports:

Education Review Committee

Upon a motion by Commissioner Dew, seconded by Commissioner Sodetani, it was voted on and unanimously carried to approve the recommendations of the February 27, 1992 Education Review Committee Meeting, as follows:

1. Budget and Finance Committee Report. Accept respectively the Financial reports of the Real Estate Education Fund, Condominium Management Education Fund, and the Real Estate Recovery Fund, for the period ending December 31, 1991.
2. Advisory Council Nominations. In consultation with Dean David Bess, appoint for a term of three years, the following persons, as advisory council members of the Hawaii Real Estate Research and Education Center:

David Pietsch, Jr., Alton Kuioka, Clifton Kagawa, Kenneth Kubiak, and Bernice W. Lu.
3. Continuing Education Applications. Certify the following:

Ralph Foulger as a continuing education instructor for the approved course, "How to Invest in Real Estate" (Commissioners to review course content.) Defer Mr. Foulger's certification for the course category, "Real Estate Investment" for further documentation of his command knowledge and experience in the subject course category.

Course - "Purchase Ownership and Management of Condominiums" (Provider SBMP). Certify this course as an elective continuing education course for 3-1/3 hour CE credits.
4. Prelicense Applications.
 - a. Deny the request of Arika Wells to complete her prelicense course by home study. Her request did not satisfy the requirements of 16-99-52(d); in that, the circumstances of the request did not evidence a hardship situation.
 - b. Approve the request of Nancy Mallory to complete her prelicense course by correspondence, based on hardship, in that it appears that there are no prelicense courses offered on Molokai for a period of six months.
 - c. Approve the request of David Dodgin as a guest lecturer for Math.

5. ASI Ex Pro System. Implement the ASI Ex Pro Testing Program for Hawaii real estate license candidates subject to the task force studying the impact on the existing rules prior to recommending specific proposed rules for implementation.
6. NARELLO Exam Certification Program. Approve participation in the exam certification program subject to rule making.

Condominium and Cooperative Review Committee

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and unanimously carried to approve the recommendations of the February 12, 1992 Condominium and Cooperative Review Committee Meeting, as follows:

1. Budget and Finance Committee Report. Approve amending the Condominium Management and Education Fund Budget by increasing Personnel by \$4,000 to hire a student help, subject to the Director's approval.
2. April 1991 Condominium Seminar - HCAAO and Nancy Tomczak. Approve the assignment of the subject contract from HCAAO to Nancy Tomczak with priority processing.

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and unanimously carried to amend the following recommendation of the February 12, 1992 Condominium and Cooperative Review Committee Meeting, as follows:

CMA Registration - National Mortgage and Finance Co., Ltd. Approve the CMA fidelity bond where the insured is a corporation and its subsidiaries and its affiliated corporation, in which the subsidiaries may or may not have employees, where the coverage is at least equal to the amount required based on the number of units managed by the CMA or the required minimum amount of \$20,000 per occurrence and with no aggregate limit so that the amount of claims against the other subsidiaries will not affect or reduce coverage for claims against the CMA, and that the policy or a letter from the insurance carrier clearly states per occurrence coverage with no aggregate limit. That this decision shall be incorporated in the next rule making and that it is delegated to staff to decide on identical situations utilizing this decision.

Laws and Rules Review Committee

Upon a motion by Commissioner Sodemani, seconded by Commissioner Kano, it was voted on and unanimously carried to approve the recommendations of the February 12, 1992 Laws and Rules Review Committee Meeting, as follows:

1. Arlene S. Kishi - Request for Informal Interpretation on Permitted Activities of Non-Licensed Persons

Answer Ms. Kishi's questions in her letter to the Commission, dated January 28, 1992, be answered as follows:

- a. Can the unlicensed person (such as a secretary or receptionist) hand

out a fact sheet without answering any questions, but instructing the person inquiring about the rental to speak with the broker or salesperson? ANSWER: Yes, provided that for supervisory purposes, the fact sheet is handed out only at the business office.

- b. If so, should the fact sheet state that it may have been given out by an unlicensed person and that all questions must be discussed with either the broker or salesperson who are named on the sheet? ANSWER: No.
- c. Can the unlicensed person show the apartment for rent without answering any questions, but instructing the person inquiring about the rental to speak with the broker or salesperson? ANSWER: No.
- d. If so, should the fact sheet state that the apartment may be shown by an unlicensed person and that all questions must be discussed with either the broker or the salesperson who are named on the sheet? ANSWER: No.

2. Nebraska Real Estate Commission Reciprocal Agreement

Staff to respond that Chapter 467, HRS, does not provide authority for reciprocal agreements on licensing, nor does it provide for out of state licensees becoming non-resident licensees.

3. Disability Act's Conflict with Disclosure Requirements for Real Estate Licensees

Staff to provide HUD's response to the previous requesting party.

4. Site Office - County of Maui

Commission staff to provide further information to the County of Maui regarding the types of real estate transactions which occurs at site offices.

5. NARELLO Report

Approve attendance of the following:

Board of Directors - Commissioner Yanagawa and the Supervising Executive Secretary

Western District Conference - Commissioners Sodetani, Kano, Hirata, and the Supervising Executive Secretary and the Executive Secretary (as substitute).

Licensing: **RATIFICATION**

Upon a motion by Commissioner Nishikawa, seconded by Commissioner Kano, it was voted on and unanimously carried to approve ratification of the following:

Brokers

Top Realty, Inc.
Kona Sun Coast Properties, Inc.
Island Realty Management
Relocations Real Estate Specialists, Inc.
Hawaiian Securities & Realty, Ltd.
Property Profiles, Inc.
Tongg Realty, Inc.
Superior Service Realty, Inc.
Pacifico Creative Service Hawaii, Inc.

Site Office

Kahana Villa - Consolidated Resorts, Inc.

Condominium Managing Agents

Property Management Hawaii, Inc. dba Kona Vacation Resorts

Condominium Hotel Operator

North Pak Hawaii, Inc. dba Ocean Express International Realty
Property Management Hawaii, Inc. dba Kona Vacation Resorts

Trade Names

Arthur Burciaga dba Pan Pacific Consultants

Condominium Property Regime Public Reports Issued January 1992

Kukui Park Professional, Kauai - Final
Waialua Hale, Honolulu - Final
Kaaawa Crest, Honolulu - Final
Bogden Kalaheo, Kauai - Final
Ikena Lalo, Hawaii - Final
58-017/019 Makaanale Street, Honolulu - Final
Kalihi Kai Industrial Center, Honolulu - Final
Evergreen Terrace, Honolulu - Final
Kalele Kai - I, Honolulu - Preliminary
Maier Condominium, Hawaii - Final
Nene Kane, Kauai - Final
Kumelewai Court - Phase I, Honolulu - Final
Kamakee Vista, Honolulu - Final
Panorama Estates, Kauai - Final
Kauhikoa Hale, Maui - Preliminary
Keiki's Kahana, Kauai - Final
Millyard Business Center, Maui - Final
40 Mohala Place, Maui - Preliminary
Turtle Cove Condominiums, Hawaii - Preliminary

Executive Session: Upon a motion by Commissioner Nishikawa, seconded by Commissioner Sodetani, it was voted on and unanimously carried to enter into executive session at 11:10 a.m., pursuant to Chapter 92-5(a)(1), "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in Section 26-9 or both;"

Upon a motion by Commissioner Sodetani, seconded by Commissioner Dew, it was voted on and unanimously carried to move out of executive session at 12:10 p.m.

Executive Secretary's Report: SCULLY ROGERS LTD., RANDY M. ROGERS, MARION ROGERS AKA SCULLY ROGERS, RE 88-74

The Executive Secretary distributed copies of Mr. Rogers's January 24, 1992 letter to the Commission for their information.

After a review of the information provided, Commissioner Dew moved to accept Mr. Rogers's letter, Commission staff shall respond to Mr. Rogers, informing him that the letter will be referred to RICO and that it has been forwarded to all of the parties indicated on the first page of the letter. Commissioner Nishikawa seconded the motion. The motion was voted on and unanimously carried.

Licensing: **Restoration of Forfeited License**

- Lawrence K. Asing Salesperson
- Kathryn N. Brown Salesperson
- Vincent J. Hoff Salesperson
- Bobby A. James Salesperson
- Brian D. Kessler Salesperson
- Wilbert W.S. Lee, Jr. Salesperson
- Jennifer Ann Lowe Salesperson
- Saehee Martin Salesperson
- Soonie M. D. Park (fka Santos) Salesperson
- Helen M. Randall Salesperson
- Yuni Cho Shiramizu (fka Pak) Salesperson

After a review of the information submitted by the applicant, Commissioner Hirata moved that restoration be approved, subject to submitting evidence of successfully completing a Commission-approved real estate course. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

William E. Eddy

After a review of the information presented by the applicant, Commissioner Nishikawa moved to deny Mr. Eddy's request for reconsideration. Commissioner Sodetani seconded the motion. The motion was voted on and unanimously carried.

Nancy A. Durham

After a review of the information submitted by the applicant, Commissioner Lee moved to deny Ms. Durham's request for a six month extension to complete a Commission-approved real estate course, but to approve an extension through April 30, 1992, to submit course completion

certificate, pay all delinquent fees and penalties, and submit a change form to restore her license in an "active" status. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Questionable Applications

Excelsior Realty, Inc.

After a review of the information submitted by the applicant, Commissioner Kano moved to approve the real estate corporation application of Excelsior Realty, Inc. Commissioner Kuriyama seconded the motion. The motion was voted on and unanimously carried.

B/D Realty

The application for a partnership was withdrawn by the applicants. No action was taken.

ESAHC, Inc.

After a review of the information submitted by the applicant, Commissioner Sodetani moved to approve the real estate corporation application of ESAHC, Inc. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

Linda Tkachenko Realty, Inc.

After a review of the information submitted by the applicant, Commissioner Dew moved to approve the real estate corporation application of Linda Tkachenko Realty, Inc. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

InterSource Realty, Inc.

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve the Condominium Hotel Operator Registration application of InterSource Realty, Inc. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Cynthia W. Supnet

After a review of the information submitted by the applicant, Commissioner Nishikawa moved to approve Ms. Supnet's application for a real estate broker's license. Commissioner Sodetani seconded by the motion. The motion was voted on and unanimously carried.

Donald F. Miller

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve Mr. Miller's application for a real estate broker's license. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

Progress Sales and Development Corp.

After a review of the information submitted by the applicant, Commissioner Kano moved to approve Progress Sales and Development Corp.'s Condominium Managing Agent registration with an exemption from the fidelity bond requirement. Commissioner Dew seconded the motion.

The motion was voted on and unanimously carried.

Serge M. Krivatsy

After a review of the information submitted by the applicant, Commissioner Hirata moved to approve Mr. Krivatsy's application for a real estate salesperson's license. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Nenita C. Graham

After a review of the information submitted by the applicant, Commissioner Lee moved to approve Ms. Graham's application for a real estate salesperson's license. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Julie M. Cecil

After a review of the information presented by the applicant, Commissioner Sodemani moved to deny Ms. Cecil's application for a real estate salesperson's license as she failed to submit her application within 90 days of the examination date. Commissioner Nishikawa seconded the motion. The motion was voted on and unanimously carried.

Danny Y. S. Hwang

After a review of the information submitted by the applicant, Commissioner Dew moved to approve Mr. Hwang's application for a real estate broker's license. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Von G. Batesole

After a review of the information presented by the applicant, Commissioner Nishikawa moved to approve Mr. Batesole's application for a real estate salesperson's license. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Jay O. Muranaka

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to defer consideration of Mr. Muranaka's application until further information/documentation is received by the applicant. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Jeffrey D. Zimmerman

Commissioner Nishikawa was excused from the meeting due to a conflict of interest.

After a review of the information presented by the applicant, Commissioner Sodemani moved to defer consideration of Mr. Zimmerman's request for an equivalency to three listings which have closed escrow, three sales that have closed escrow, and an equivalency to six months experience. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Commissioner Nishikawa returned to the meeting.

James R. Delmonte

After a review of the information submitted by the applicant, Commissioner Nishikawa moved to deny Mr. Delmonte's application for a real estate broker's license. Commissioner Sodetani seconded the motion. The motion was voted on and unanimously carried.

Robert L. Sanders

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve Mr. Sanders's request for a home business occupation, located at 2087 Puu Kaa Street, Kapaa, Kauai, Hawaii 96746, subject to the conditions imposed upon him by the County of Kauai. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: March 19, 1992, 9 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, Chairman Yanagawa adjourned the meeting at 12:30 p.m.

Reviewed and approved by:

Christine Rutkowski
Executive Secretary

Date