

REAL ESTATE COMMISSION
Professional and 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 as required by Section 92-7(b), Hawaii Revised Statutes.

Date: Friday, July 28, 1995

Time: 9:00 a.m.

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

Present: Barbara Dew, Chair, Oahu Member
Stanley Kuriyama, Vice Chair, Oahu Member
Charles Aki, Hawaii Member
Theo Butuyan, Public Member
Michael Ching, Kauai Member
Alvin Imamura, Maui Member
Carol Mon Lee, Public Member (Late Arrival/Early Departure)

Calvin Kimura, Supervising Executive Officer
Christine Rutkowski, Executive Officer
Jan Yamane, Real Estate Specialist
Russell Wong, Real Estate Specialist
Lee Ann Teshima, Real Estate Specialist
Stephen Okumura, Condominium Specialist
Shari Wong, Deputy Attorney General
Marlene Young, Special Deputy Attorney General
Karyn Takahashi, Clerk-Typist

Nicholas Ordway, Hawaii Real Estate Research and Education Center
Cynthia Yee, Hawaii Real Estate Research and Education Center
John A. Morris, Esq., Iwai Goto & Morris
Harold J. Enos, Applicant
Jeannine Poling, Applicant
David E. Walters, Pahio Vacation Ownership, Inc.
G. W. Paulson, Applicant
Penny Pagliaro

Excused: Helen Lindemann, Oahu Member
Nora Nomura, Public Member

Call to Order: The Chair called the meeting to order at 9:05 a.m., at which time quorum was established.

Adjudicatory Matters: The Chair called for a recess from the meeting at 9:05 a.m., to discuss and deliberate on

the following adjudicatory matters, pursuant to Chapter 91, Hawaii Revised Statutes:

William I. Wilson, IV, REC 91-467-L, 92-074-L, and 92-158-L

Commissioner Lee arrives.

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action; Exhibit "1" and the Commission's Final Order. REB staff to inform Respondent of course assignment.

Ariki Associates, Inc. and Owen H. Ariki, REC 91-222-L, 91-226-L, 92-26-L, and 93-5-L

Upon a motion by Commissioner Ching, seconded by Commissioner Kuriyama, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order.

H H, Inc. dba Hawaii Resort & Investment Properties and Bertrand Bortnick, aka Bert Bortnick, REC 92-260-L

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Butuyan, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order.

James Brunson Edmonds dba Emerald Isle Properties and Suzanne N. Meek, REC 93-310

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Ching, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order.

Consolidated Resorts, Inc. and Michael Kaplan, REC 94-18-L

Upon a motion by Commissioner Imamura, seconded by Commissioner Kuriyama, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order.

James H. Wodehouse, Jr. dba 7-11 Realty, REC 93-171-L

Commissioner Ching moved to reject the Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order. No one seconded the motion. The motion died.

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Aki, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order.

Following the Commission's review, deliberation and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was

reconvening its scheduled meeting at 9:45 a.m., pursuant to Chapter 92, HRS.

Executive Officer's
Report:

Additions to the Agenda

Upon a motion by Commissioner Lee, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the following additions to the agenda:

3. Chair's Report
 - a. Nomination of Stanley Kuriyama, Vice Chair
 - b. Commission's Workshop
 - c. Dr. Nicholas Ordway
4. Executive Officer's Report
 - c. Reduction in Force
6. Committee Reports
 - d. Program of Work and Budget, FY96
9. Licensing - Questionable Applications
 - p. Triad Management, Inc.
 - q. Marcus J. K. Baricuatros
 - r. Sandra Sakuma dba Sandra Sakuma Realty

Additional Distribution

The following materials were distributed prior to the start of the meeting:

4. Executive Officer's Report
 - b. Minutes of Previous Meeting - June 1995
6. Committee Reports
 - a. Condominium Review Committee
 - 2.d. Condominium Seminars - CAI Hawaii Chapter
 - b. Laws and Rules Review Committee
 4. Broker Licensure Study
 - 6.b. Proposed Disclaimer Language for Non-refundable Application Fees
 - c. Education Review Committee
 - 4.b. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors "Tax Free Exchanges of Residential Investment Property"
9. Licensing - Questionable Applications
 - b. Peter A. Tegan
 - c. Michael S. Wells
 - n. George Pararas-Carayannis

Chair's Report:

Nomination of Stanley Kuriyama as Vice Chair

Upon a motion by Commissioner Aki, seconded by Commissioner Lee, it was voted on and unanimously carried to approve the nomination of Commissioner Kuriyama as the Vice Chair of the Real Estate Commission.

Jan Yamane, Real Estate Specialist

The Chair thanked Ms. Yamane for the work that she performed while she was with the Real Estate Commission. Ms. Yamane will become the Program Specialist for the Professional and Vocational Licensing Division, effective August 1, 1995.

Upon a motion by Commissioner Butuyan, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the issuance of a plaque of appreciation to Jan Yamane, Real Estate Specialist.

Dr. Nicholas Ordway, Hawaii Real Estate Research and Education Center

The Chair reported that as of July 31, 1995, Dr. Ordway will step down as the Director of the Hawaii Real Estate Research and Education Center and has accepted a full-time faculty position, effective August 1, 1995. Dr. Ordway will remain as the principal investigator for the RCUH Project 8052, the Hawaii Real Estate Research and Education Center program. Dr. Ordway will continue to serve as Chairholder of the Hawaii Chair of Real Estate. Steven W. Gilbert, Associate Director has been appointed to serve as the Interim Director for the Center, as of August 1, 1995.

Upon a motion by Commissioner Lee, seconded by Commissioner Butuyan, it was voted on and unanimously carried to approve the issuance of a plaque of appreciation to Dr. Nicholas Ordway, Hawaii Real Estate Research and Education Center.

Commissioner's Workshop

The Chair reported that the Commissioner's Workshop will be held on September 22, 1995 after the Real Estate Commission Meeting.

Executive Officer's Report:

Minutes of Previous Meetings

The minutes of the June 23, 1995 Real Estate Commission meeting was distributed to the Commissioners for their review and acceptance.

Reduction in Force

The Supervising Executive Officer reported that there will probably be no lay offs in P&VLD. The next step is the bumping process. Employees who are bumped will be placed into the vacant positions. This will affect civil service employees (SEO/EO/Secretary/Clerk V). The Clerk V position, which is currently vacant, may be filled with a RIF'd employee. The Clerk V may be affected by the bumping process. The Division, as a whole, has instituted high security measures in anticipation of problems with employees who are RIF'd or bumped. There are divisions between civil

service and exempt employees and special/trust funds versus General funds.

Recovery Fund

Report: No report was presented.

Committee Reports: **Condominium Review Committee**

Upon a motion by Commissioner Lee, seconded by Commissioner Ching, it was voted on and unanimously carried to accept the amended report of the July 12, 1995 Condominium Review Committee meeting, as follows:

1. Chair Barbara Dew's Report: **Recommend approval** of the organization of the Condominium Review Committee: Carol Mon Lee, Chair; Michael Ching, Vice-Chair; Charles Aki, Alvin Imamura, Stanley Kuriyama, Helen Lindemann, and Nora Nomura, Members.
2. HREREC Report (distributed written report previously), no changes from last report except:
 - a. Hawaii Condominium Bulletin: Summer 1995 - distribution beginning of August; Fall 1995 - possible November
 - b. Condominium Board of Directors Guide: Distributed first working draft of insurance chapter to Chair, Vice-Chair, and REB Staff; next draft distributed will be for comments to focus group and to next CRC meeting.
 - c. Rollover-Five Year Education and Research Plan: distributed at May CRC meeting, awaiting comments from REC to complete this FY95 program.
 - d. Condominium Seminars: **Distributed** July 7, 1995 memorandum from CAI Hawaii Chapter proposing seminars on recent legislative developments to be held on September 12 (Waikele), 14 (Hawaii Kai), 19 (Kaneohe/Kailua), and 21 (Mililani). **Requested** members of registered condominium associations be charged less than others. **Recommend approval** of the concept of the seminar, subject to submission of additional information on content, budget, and division of responsibilities. **Approve** the joint CAI Hawaii Chapter/Hawaii Real Estate Research and Education Center seminars, subject to certain refinements in the budget and splitting of surplus. CAI/HREREC to work together on refinements.
 - e. HREREC Interactive Program - Presentation will be made to Chaney, Brooks and Company on July 21, 1995.
3. Condominium Governance and Management
 - a. Bay Vista Apartments Association Registration and Fidelity Bond Requirement: **Recommend approval** that staff inform the association that it has the following alternatives: 1. Engage a registered condominium managing agent and re-apply for a fidelity bond; 2. Review its insurance arrangements and apply for a fidelity bond, possibly from another insurance company; or 3. Submit written evidence from three insurance carriers that the association is unable to obtain a bond.
 - b. Hawaiian Humane Society Request for 1996 Condominium

Association Registration Form - **Recommend approval** to decline the request at this time due to constraints imposed by budget and staff resources, staff to assist requestor with address labels, and consider request for future registrations.

4. Program of Work
 - a. Condominium Project Registrations and Public Reports: **Recommend approval** to ratify issuance of effective dates during June 1995.
 - b. Neighbor Islands Outreach: October 4, 1995 CRC Meeting at Hilton Waikaloa Hotel.
 - c. Interactive Participation with Organizations: **Recommend denial** to participate in National Land Council Annual Meeting - November 8-12, 1994, Tucson, Arizona.
 - d. Condominium Specialists Office for the Day: August 16, 1995, with Real Estate Specialist of the Day, RICO Office, Lihue, Kauai.
5. Budget and Finance Report: **Recommend acceptance** of the May, 1995 Condominium Management Education Fund financial report.
6. Next Meeting: Wednesday, August 9, 1995
10:30 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Laws and Rules Review Committee

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the report of the July 12, 1995 meeting as follows:

1. Chair Barbara Dew's Report: **Recommend approval** for LRRC Stanley Kuriyama-Chair, Nora Nomura-Vice Chair, and members, Charles Aki, Michael Ching, Alvin Imamura, Carol Mon Lee, and Helen Lindemann.
2. Minutes of June 16, 1995: **Recommend acceptance.**
3. REC procedure if Chair unable to attend meeting: Upon knowledge of nonattendance, Chair to inform Vice Chair and provide any instructions followed by contacting Staff Coordinator of Committee.
4. Hawaii Real Estate Research & Education Center Report (written report distributed at meeting): no changes except Broker Experience Certification - final report on July 21, 1995.

5. Program of Work
 - a. Rule Making, Chapter 99: Request for written recommendations on amendments immediately for presentation of review and comment draft at next LRRC meeting.
 - b. Neighbor Island Outreach: October 4, 1995 LRRC Meeting at Hilton Waikaloa Hotel
 - c. Commissioners Education Program: Workshop possibly late August 1995 or early September 1995
 - d. Program of Work and Budget FY96: Final printed copy to be distributed at July 28, 1995 REC meeting.
6. Special Issues
 - a. Request from Barry G.M. Fong, Corporate Counsel, Coldwell Banker McCormack Real Estate, on Agent Advertising - Deferred from June 16, 1995:
Recommend approval that staff respond to the first and third questions with a non-binding informal interpretation of the Commission's rules, as follows:
 - 1) A licensee's full name as licensed by the Commission shall be clearly and prominently displayed **at least once** in all advertising and promotional materials; and
 - 2) As required by Hawaii Administrative Rules §16-99-11(e), "[a] leasehold or fee simple property advertised for sale in the newspaper medium, promotional matter or otherwise, shall be properly identified as such." Any information regarding the property, such as "fee available", may be made in addition to proper designation of the property as leasehold (L) or fee simple (FS).
Recommend deferral of the second question because of a pending matter with RICO.
Recommend that staff inform Mr. Fong that he may seek declaratory relief pursuant to Hawaii Revised Statutes, Chapter 91.
 - b. Proposed Disclaimer Language for Non-refundable Application Fees - Deferred from June 16, 1995: Deferred to either July 28, 1995 REC Meeting or next LRRC meeting
7. Budget and Finance Report: **Recommend acceptance** of March and April 1995 Real Estate Recovery Fund Financial Statements
8. Next Meeting: Wednesday, August 9, 1995
9:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

HREREC Report - Broker Licensure Study

The Commission acknowledges receipt of HREREC's Broker Licensure Study.

Proposed Disclaimer Language for Non-Refundable Application Fees

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the disclaimer language for non-refundable application fees, as follows:

"It may take the State several months to clear your check. If this certificate has been sent to you before your check is cleared, and if for any reason your check is later dishonored or unpaid, then this certificate shall be void as if it was never issued. All actions which you may have taken using this certificate also shall be void, including any exams you may have taken."

Education Review Committee

Upon a motion by Commissioner Imamura, seconded by Commissioner Butuyan, it was voted on and unanimously carried to accept the report of the July 12, 1995 Education Review Committee meeting as follows:

1. Chair Barbara Dew's Report - **Recommend approval** of the Education Review Committee, as follows: Alvin Imamura (Chair), Charles Aki (Vice-Chair), Theo Butuyan, Michael Ching, Barbara Dew, Helen Lindemann and Nora Nomura.
2. Announcements, Introduction, Correspondence, and Additional Distribution - Minutes of May 11, 1995 meeting - **Recommend approval**.
3. Hawaii Real Estate Research and Education Center Report (distributed at meeting)
 - a. **Recommend approval** of the following individuals as possible item writers for the 1995 Item Writing Session: Donna Kanemaru, Nicholas Ordway, Cynthia Alm, R. Victoria Shiroma, Charles Aki, Peter Yanagawa, Geraldine M. Tomonari, Roy E. Sato, Kendall J. Whitten, Leonard Kacher, Marie Imanaka, Sandy L. Young, Ramona K. Bessette, Cynthia M.L. Yee, and Lawrence P. Swenson.
 - b. Continuing Education Core Course will be finalized by end of July, 1995. Anticipate HREREC request for course approval at the July 28, 1995 Real Estate Commission meeting.
 - c. IDW and New Course Briefings - HREREC to select dates for a 1996 IDW utilizing HITS or Internet delivery systems.
4. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
 - a. **Recommend approval** of the attached list of 1995 Reregistered and Recertified Continuing Education Providers, Courses and Instructors.
 - b. **Recommend deferral** of the course application for "Tax Free Exchange of Residential Investment Property" until the **July 28, 1995** Real Estate Commission meeting.
 - c. **Recommend** that the Real Estate Commission request a formal opinion from the Attorney General's Office regarding mandatory continuing education and related issues.
5. Prelicensing Education Administration, Curriculum, Schools, and Instructors
 - a. **Recommend denial** of Mr. Richard Walsh's request for extension of

- expired school completion certificate.
- b. **Recommend approval** of Maui Community College - VITEC/BIDS' application for registration as a prelicense real estate school to offer both the salesperson and broker curriculum.
6. Program of Work and Budget
 - a. Program of Work and Budget FY96 - final printed copy to be distributed at July 28, 1995 REC meeting.
 - b. Neighbor Island Outreach - October 4, 1995, ERC Meeting at Hilton Waikoloa Hotel.
 - c. Real Estate Specialist Office for the Day - August 16, 1995, with the Condominium Specialist of the Day, RICO Office, Lihue, Kauai.
 7. ARELLO, REEA and Other Organizations Report
 - a. **Recommend approval** of participation of one (1) staff member at the ARELLO Annual Conference, September 9-13, 1995, in Cambridge, Massachusetts.
 - b. **Recommend** that, due to fiscal austerity and budget constraints, the Real Estate Commission decline participation at the CLEAR Annual Meeting, September 6-9, 1995, in San Antonio, Texas.
 8. Budget and Finance Report - **Recommend approval** of the Real Estate Education Fund Report, March/April 1995, and May 1995.
 9. Next Meeting: Wednesday, August 9, 1995, 1:30 p.m.
 Kapuaiwa Room
 HRH Princess Victoria Kamamalu Building
 1010 Richards Street, Second Floor
 Honolulu, Hawaii

HREREC Report - Continuing Education Core Course

The continuing education core course will be deferred for revisions by HREREC until the August 8, 1995 meeting.

Licensing:

Ratification

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Imamura, it was voted on and unanimously carried to ratify the following:

Brokers

Wendell F. Brooks, Jr.
Randy Y. F. Hew dba Oak Realty
Suzanne Joan O'Connell
Commercial Properties of Maui Management, Inc.
MDM Hawaii, Inc.
Philip N. Minn
Western/Pacific Land Corporation
Jean A. Fujimoto dba Fujimoto Properties
DBM Realty, Inc.
Island Image Realty, Inc.
CTO Inc.
Christina Yu Chin Soong

Sandra Au Fong
Douglas R. Fitch dba Tradewinds Realty
Life Care Services Corporation of Hawaii, Inc.
All State Mortgage Corporation dba All State Realty Company
CJ Kang dba Hawaii-Asia Realty
Mae S. Kimura
KDY & Associates, Inc.
Susan Taylor
Waikoloa Planned Management, Ltd.
Hawaii Equities, Inc.

Branch Office

Pacific Ocean Properties, Inc., 2253 Poipu Road, Koloa, HI 96756
Chaney, Brooks & Company, 78-6831 Alii Drive, K-15, Kailua-Kona,
HI 96740
Chaney, Brooks & Company, 94-1024 Waipio Uka Street, Suite 201,
Waipahu, HI 96797
Gay G. Partin dba Maui Timeshare Resales, 1325 S. Kihei Road, Suite 102A,
Kihei, HI 96753
The Prudential Locations, Inc., 560 N. Nimitz Highway, Suite 118, Honolulu,
HI 96817

Tradename

Suzanne Joan O'Connell dba Molokai Island Realty

Site Office

McCormack Real Estate, Inc. dba Coldwell Banker McCormack Real Estate -
Seaside Suites
McCormack Real Estate, Inc. dba Coldwell Banker McCormack Real Estate -
Nuuanu Parkside
Castle & Cooke Homes Hawaii, Inc. - Mililani Mauka, Unit 115
Herbert K. Horita Realty, Inc. - Royal Kunia - Kulana Knolls
Schuler Realty/Oahu, Inc. - Westview at Makakilo Heights and Westview at
Makakilo Heights, Phase II
Maryl Realty, a division of Maryl Development, Inc. - 'Iolani
Savio Realty, Ltd./Better Homes and Gardens - Palama Manor
McCormack Real Estate, Inc. dba Coldwell Banker McCormack Real Estate -
Harbor Court
McCormack Real Estate, Inc. dba Coldwell Banker McCormack Real Estate -
Aiea Park Place
The Prudential Locations, Inc. - Piilani Village
Gentry Realty, Ltd., a Hawaii Corporation - SummerHill
Gentry Realty, Ltd., a Hawaii Corporation - Sun Terra South
McCormack Real Estate, Inc. dba Coldwell Banker McCormack Real Estate -
1133 Waimanu
Bretz Properties - Pacific Shores
LCF, Inc. - Banyan Harbor Time Sharing Program
Finance Realty, Ltd. - Westhills
Realty Executives - Alii Lani, Phase 1A and 1B

Condominium Managing Agent

Rory Kuke Keith dba American Pacific Properties

Condominium Hotel Operator

Kihei Maui Vacations, Inc. dba Quality Real Estate

Restoration of Forfeited License

Harold J. Enos

Mr. Enos stated that he found himself in a real dilemma. He went through the restoration process with Real Estate Specialist Yamane. He stated that his license was forfeited as a result of insufficient funds. He found out from staff that he could reapply and take the extra courses. He is appealing to the Commission and would like to ask that the Commission consider restoring his license. He took the test and failed. He stated that he is 66 years old and he would like to remain a broker.

Real Estate Specialist Yamane asked Mr. Enos if he understood that when he submitted his restoration application in 1994 the insufficient check was his responsibility and that he opted for the examination option. Mr. Enos agreed.

Real Estate Specialist Yamane explained the option of submitting a new restoration application to Mr. Enos.

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

Questionable Applications

Jeannine Poling

Ms. Poling stated that the complaint arose when she was principal broker of Aina Koa Realty, Inc. An investigation was initiated as to her failure to properly supervise a salesperson that was under her.

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

Pahio Vacation Ownership, Inc.

David Walters, owner and CEO of Pahio Vacation Ownership, Inc. was present to answer any questions the Commission may have regarding their application for a branch office.

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

G. W. Paulson

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

Mr. Paulson stated that he was involved in a lawsuit which involved an investment and does not involve his real estate license.

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

Commissioner Imamura returned to the meeting.

Recess: The Chair recessed the meeting at 10:50 a.m.

Reconvene: The Chair reconvened the meeting at 11:10 a.m.

Executive Session: Upon a motion by Commissioner Lee, seconded by Commissioner Kuriyama, it was voted on and unanimously carried to enter into executive session, pursuant to Section 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;"

Commissioner Lee was excused from the meeting.

Upon a motion by Commissioner Butuyan, seconded by Commissioner Aki, it was voted on and unanimously carried to move out of executive session.

Licensing: **Restoration of Forfeited License**

Elsonia B. Peters	Salesperson
Eileen Chun Sakoda	Salesperson
Esther J. Sojka	Salesperson

After a review of the information submitted by the applicant, Commissioner Butuyan moved that restoration be approved upon submitting evidence of successfully passing the real estate salesperson's licensing examination. Commissioner Kuriyama seconded the motion. The motion was voted on and unanimously carried.

Harold J. Enos

After a review of the information presented by the applicant, Commissioner Ching moved to deny Harold J. Enos' request for reconsideration. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Gordon A. Gaspar

After a review of the information submitted by the applicant, Commissioner Aki moved to approve the conditional real estate salesperson's license application of Gordon A. Gaspar. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Peter A. Tegan

After a review of the information submitted by the applicant, Commissioner Imamura moved to deny Peter A. Tegan's application for a real estate salesperson's license, pursuant to Section 467-8(3) and 436B-19(1)(8), HRS. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Michael S. Wells

After a review of the information submitted by the applicant, Commissioner Ching moved to approve Michael S. Wells' application for a real estate salesperson's license. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

June L. Ludwick

After a review of the information submitted by the applicant, Commissioner Aki moved to approve the sole proprietor application of June L. Ludwick and also to approve the trade name, J. L. Ludwick & Assoc. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Shih-Fong Choi

After a review of the information submitted by the applicant, Commissioner Butuyan moved to approve the sole proprietor application of Shih-Fong Choi. Commissioner Kuriyama seconded the motion. The motion was voted on and unanimously carried.

Jeannine Poling

After a review of the information presented by the applicant, Commissioner Aki moved to approve the sole proprietor application of Jeannine Poling. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

G. W. Paulson

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

After a review of the information presented by the applicant, Commissioner Ching moved to approve the sole proprietor application of G. W. Paulson.

Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Commissioner Imamura returned to the meeting.

James J. Hustace dba James J. Hustace, Realtor

The Chair was excused from the meeting due to a conflict of interest. The Vice Chair presided over the meeting.

After a review of the information submitted by the applicant, Commissioner Ching moved to approve the sole proprietor application of James J. Hustace dba James J. Hustace, Realtor. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

The Chair returned to the meeting and resumed presiding over the meeting.

7-11 Realty, Inc.

After a review of the information submitted by the applicant, Commissioner Ching moved to deny the real estate corporation application of 7-11 Realty, Inc., pursuant to Section 467-8 and 436B-19(1)(8), HRS. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

CBM Hawaii

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve the real estate partnership application of CBM Hawaii. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Laura L. Schmidt

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve the Change Form to add the tradename, "JMS Realty Advisors (Hawaii)". Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

Pahio Vacation Ownership, Inc.

After a review of the information presented by the applicant, Commissioner Imamura moved to approve the branch office application of Pahio Vacation Ownership, Inc., subject to the zoning restrictions. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Upon a motion by Commissioner Ching, seconded by Commissioner Aki, it was voted on and unanimously carried to delegate to staff the approval of restricted zoning applications.

Cen Pac Properties, Inc.

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve the condominium managing agent registration of Cen Pac Properties, Inc. Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

George Pararas-Carayannis

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Ching, it was voted on and unanimously carried to defer decision making on this application pending receipt of requested documents.

Beverly J. Hung-Nagata

After a review of the information submitted by the applicant, Commissioner Butuyan moved to deny Beverly J. Hung-Nagata's request for an equivalency to ten written transactions, three of which are listings closed escrow and three of which are sales closed escrow (three closed listings and three closed sales). Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Triad Management, Inc.

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve the condominium managing agent registration and the condominium hotel operator registration of Triad Management, Inc. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

Marcus J. K. Baricuatro

After a review of the information submitted by the applicant, Commissioner Ching moved to approve Marcus J. K. Baricuatro's application for a real estate broker's license. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Sandra Sakuma dba Sandra Sakuma Realty

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve the sole proprietor application of Sandra Sakuma dba Sandra Sakuma Realty. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

Committee Reports:

Education Review Committee

Continuing Education Administration, Curriculum, Courses, Providers, and Instructors - "Tax Free Exchange of Residential Investment Property"

Upon a motion by Commissioner Imamura, seconded by Commissioner Aki, it was voted on and unanimously carried to approve "Tax Free Exchange of Residential

Investment Property" subject to the following:

1. The provider shall be available to answer the student's questions or to provide them with assistance as necessary; and
2. The provider shall obtain from each student a certification statement that the student who completes the work is the student who is enrolled in the course.

Minutes of Previous Meetings:

Upon a motion by Commissioner Imamura, seconded by Commissioner Ching, it was voted on and unanimously carried to approve the minutes of the June 23, 1995 Real Estate Commission meeting.

Next Meeting:

Friday, August 25, 1995
9:00 a.m.
Kuhina Nui Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Adjournment:

With no further business to discuss, the Chair adjourned the meeting at 12:18 p.m.

Reviewed and approved by:

Christine Rutkowski
Executive Officer

Date