

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: Wednesday, November 22, 1995

Time: 9:00 a.m.

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

Present: Barbara Dew, Chair, Oahu Member
Charles Aki, Hawaii Member
Alvin Imamura, Maui Member (Late arrival)
Stanley Kuriyama, Vice Chair, Oahu Member
Carol Mon Lee, Public Member (Early Departure)
Helen Lindemann, Oahu Member (Late arrival)
Nora Nomura, Public Member

Calvin Kimura, Supervising Executive Officer
Christine Rutkowski, Executive Officer
Lee Ann Teshima, Real Estate Specialist
Russell Wong, Real Estate Specialist
Stephen Okumura, Condominium Specialist
Shari Wong, Deputy Attorney General (Late arrival)
Irene Kotaka, Secretary

Marlene Young, Special Deputy Attorney General
Nicki Thompson, Hawaii Association of Realtors
Lance S. Kawahara, Applicant
Jerome S. Baum, Applicant
John Zalewski, Attorney for Ira Greenspon
Ira P. Greenspon, Applicant
Mark Sheehan
Donna Walden
Barry Fong, Coldwell Banker McCormack dba McCormack Real Estate
Sandra Duarte, Realty Executive Hawaii
Charles K. Corbe, Jr., Applicant
Henry D. Comeaux, Applicant
Matt Buckman, Licensee
Cameron W. Deal III, Applicant

Excused: Theo Butuyan, Public Member
Michael Ching, Kauai Member

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

Adjudicatory Matters: The Chair called for a recess from the meeting at 9:10 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

Hawaiian Ensign, Inc., Paul Giles, and John D. Herrington, REC 94-46-L

Commissioner Imamura arrived. Commissioner Lindemann arrived.

Upon a motion by Commissioner Lee, seconded by Commissioner Nomura, it was voted on and unanimously carried to approve the Settlement Agreement as to Respondent John D. Herrington After Filing of Petition for Disciplinary Action and Commission's Final Order.

Vivian C. Whitney, REC 94-26-L

Upon a motion by Commissioner Lee, seconded by Commissioner Aki, it was voted on and unanimously carried to defer decision making on the Settlement Agreement Prior to Filing of Petition for Disciplinary Action as to Vivian C. Whitney 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 9:20 a.m., pursuant to Chapter 92, HRS.

Executive Officer's Report:

Announcements, Introductions, Correspondence and Additional Distributions

Additions to the Agenda:

Upon a motion by Commissioner Nomura, seconded by Commissioner Imamura, it was voted on and unanimously carried to add the following items to the agenda:

8. Licensing - Restoration of Forfeited Licenses
Brenda Michelle Mybeck
9. Licensing - Questionable Applications
Cameron W. Deal III
Sharen G. L. Sylva
JTU, Inc. dba Century 21 Homefinders of Hawaii

Additional Distribution

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

9. Licensing - Questionable Applications
Jerome S. Baum
Delmar J. Kirth
International Business Consultants, Ltd.

Ira Philip Greenspon
Matt Buckman

A copy of the memorandum, dated November 8, 1995, regarding the change in Commission meeting dates for the month of December, was distributed to the Commissioners for their information. The meetings will be held as follows:

Wednesday, December 13, 1995

9:00 a.m. Laws and Rules Review Committee
10:30 a.m. Condominium Review Committee
1:30 p.m. Education Review Committee

Thursday, December 14, 1995

8:30 a.m. Real Estate Commission

All meetings will be held in the Ka Lanakila Room, HRH Princess Victoria Kamamalu Building, 250 South King Street, Penthouse, Honolulu, Hawaii.

Minutes of Previous Meetings

No minutes were circulated for approval.

The Executive Officer reported that agenda for this meeting, which was filed with the Office of the Lieutenant Governor, listed the ratification of the branch office for Village West Realty, Inc. dba Equity One Real Estate. The name of the real estate corporation should have been listed as Village West Realty, Inc. dba Island Property Management.

Chair's Report:

No report was presented.

Committee Reports:

Condominium Review Committee

Upon a motion by Commissioner Lee, seconded by Commissioner Nomura, it was voted on and unanimously carried to accept the report of the November 8, 1995 Condominium Review Committee meeting, as follows:

1. Hawaii Real Estate Research and Education Center Report
 - a) Hawaii Condominium Bulletin - Fall 1995 targeted for December distribution. Request that subscription form be submitted for approval at next CRC meeting.
 - b) Condominium Board of Directors Guide - Final copy of insurance guide will be submitted for approval at next CRC meeting.
 - c) Five Year Education and Research Plan, Rollover Year - **Recommend acceptance** of rollover FY98 and FY99. Recommend that date of report be imprinted on any future report and/or pages of report.
 - d) Recodification Plan - HRERC requested comments by November 20, 1995.

2. Condominium Project Registration, Public Reports and Sales to Owner-Occupants
 - a) **Recommend approval** to ratify issuance of effective dates during September, 1995.
 - b) **Recommend approval** that the August 30, 1991 REC memorandum on "Misleading Subdivision Type References" be clarified to allow use of the term "single family" as long as it is used in conjunction with the word "condominium", in public reports, in any documents provided to a prospective purchaser or in any advertising and marketing materials. Incorporate into rule making for Chapter 107, HAR.
3. Program of Work
 - a) Interactive Participation with Organizations - CAI Law Seminar February 9-10, 1996, Marina Del Rey. **Recommend to decline participation** due to budget constraints.
 - b) Interactive Participation with Organizations - CAI 40th National conference, New Orleans - **Recommend approval** of participation by one Commissioner or designated alternate, subject to budget and Director approvals.
4. CMEF Budget and Finance Report - **Recommend approval** of Gerald Y. Ushijima, CPA, as auditor of the CMEF, REEF, and RERF for two year period ending June 30, 1995 at an estimated total cost of \$24,900 allocated between the funds.
5. Next meeting: **Wednesday, December 13, 1995**
10:30 a.m.
Ka Lanakila Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street
Honolulu, Hawaii

Laws and Rules Review Committee

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Nomura, it was voted on and unanimously carried to accept the report of the November 8, 1995 Laws and Rules Review Committee meeting, with deferral of the discussion on item 4 until later in the meeting, as follows:

1. Accepted minutes of September 13 and October 4, 1995 meetings.
2. Hawaii Real Estate Research & Education Center Report
 - a. PB and BIC Brochure - Comments on 3rd draft due November 22, 1995.
 - b. Advertising Brochure - Working on printing.
3. Program of Work
 - a. CHO Registration - Reregistration workshops November 15 & 28, 1995
 - b. Advice, Education, and Referral - **Recommend** that when comparing 1994 to 1995 statistics, provide a footnote of difference in accounting methods.
4. HAR Nominations for RICO Real Estate Advisory Committee - **Defer** to secure

more information on candidates as to objectivity, past conduct in dealing with DCCA/PVL/RICO/REC/REB, etc.

5. **Accepted** SEO's ARELLO Annual Conference Report.
6. **Recommend approval** on Gerald Y. Ushijima, CPA, as auditor of the RERF, CMEF, and REEF for two year period ending June 30, 1995 at a estimated total cost of \$24,900 allocated between the funds.
7. Next Meeting: Wednesday, December 13, 1995
9:00 a.m.
Ka Lanakila Room
HRH Princess Victoria Kamamalu Building
250 South King Street, Penthouse
Honolulu, Hawaii

Education Review Committee

Upon a motion by Commissioner Imamura, seconded by Commissioner Aki, it was voted on and unanimously carried to accept the report of the November 8, 1995 Education Review Committee, as follows:

1. Accepted minutes of September 13, 1995 meeting.
2. Hawaii Real Estate Research and Education Center Report
 - a. Advisory Council meets November 9, 1995
 - b. Continuing Education Elective Courses:
 - 1) Broker Management Proposed Content Outline - **comments due** November 17, 1995
 - 2) Disclosure - Dr. Ordway distributed report on learning objectives and course will be directed to residential sales agents, **comments due** November 24, 1995
 - 3) Consumer Guide (Seller Disclosure) - directed to consumer, draft presented by end of year, may be an optional handout for disclosure CE course.
3. **Recommend approval** of applications for continuing education elective courses:
 - a. DROA, UH-SBMP
 - b. Representing the Foreign Buyer, UH-SBMP
 - c. Small Project Real Estate Development, UH-SBMP
 - d. Alternative Dispute Resolution in Real Estate, UH-SBMP
 - e. Save on Real Estate Tax Shelters, Eddie Flores, Jr.
4. Legislative Auditor's Request - proceed with draft response letter to Auditor, subject to PVL/DCCA comments.
5. Real Estate Reference Library - IREM Book Donation: **recommend approval** to issue Commission certificate of appreciation.
6. Budget and Finance Report - **Recommend approval** of Gerald Y. Ushijima, CPA, as auditor of the REEF, CMEF, and RERF for two year period ending June 30, 1995 at an estimated total cost of \$24,900 allocated between the funds.

7. Next Meeting: **Wednesday, December 13, 1995**, 1:30 p.m.
Ka Lanakila Room
HRH Princess Victoria Kamamalu Building
250 South King Street, Penthouse
Honolulu, Hawaii

Licensing:

Questionable Applications

Lance S. Kawahara

Mr. Kawahara requested that his application be considered in executive session.

Executive Session:

Upon a motion by Commissioner Lee, seconded by Commissioner Imamura, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(b)(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 Lee, seconded by Commissioner Nomura, it was voted on and unanimously carried to move out of executive session.

Jerome S. Baum

Mr. Baum requested that his application be considered in executive session.

Executive Session:

Upon a motion by Commissioner Lee, seconded by Commissioner Imamura, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(b)(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 Lee, seconded by Commissioner Nomura, it was voted on and unanimously carried to move out of executive session.

Ira P. Greenspon

Mr. Greenspon declined to have his application discussed during executive session.

Mr. Greenspon was present and was represented by his counsel, John Zalewski. Mark Sheehan, Mr. Greenspon's prospective principal broker was also present on Mr. Greenspon's behalf.

Mr. Zalewski stated that the Commission was concerned with Mr. Greenspon's reputation for honesty and his compliance with the laws. He stated that Mr. Greenspon's December 1992 conviction relates to an incident which occurred in February 1986. At no time prior to and after the 1986 incident has there ever been a record of criminal activity, except for his DUI conviction. Since his conviction, Mr. Greenspon has been involved in community activities, has held a real estate license in California and has not had any complaints against his California real estate license. He was employed full-time in real estate in California until he moved to Maui.

Mr. Sheehan stated that he is licensed as a real estate broker on Maui. He has eight

licensees working under him. He has never had any problems with the work going through his office. He stated that he has known Mr. Greenspon for one year. He stated that Mr. Greenspon came to him over a year ago and told him that he would be moving to Hana. Mr. Sheehan thought it would be nice to have someone living there in Hana working for him. Mr. Sheehan stated that he knew that Mr. Greenspon had a good reputation - he was honest and straight forward about his background. Mr. Sheehan stated that he works very closely with all of his agents on all of the transactions. He feels that Mr. Greenspon would be an asset to the company.

Mr. Greenspon thanked the Commission for the opportunity to speak on his own behalf. He stated that his criminal offense was related to the commodities trading in Florida and Chicago on the mercantile exchange. He stated that he misused his position for his own advantage. He did not have any criminal activity prior to the incident, neither did he have any criminal conviction after the incident. He stated that he feels that he is completely rehabilitated. He stated that within 48 hours of the indictment, he entered into a plea of guilty and that it took an additional two years to sentence him. He cooperated in an on-going investigation. He stated that he had three DUI incidents from 1988 to 1991. He is an active member of Alcoholics Anonymous and has been sober for two years. He said that his life was falling apart because he was uncertain if he had to go to jail. He stated that because of his experience with the legal system, he knows how to treat people honestly and ethically. He works harder than most people to maintain his reputation. He has strong family ties in Hana. Besides his family, his community is important to him. He stated that he hoped that the commission will understand that he should have an opportunity to continue on with his career.

Mr. Greenspon was asked what the current status of his California real estate license was. He stated that every four years, they are required to renew their license. If their status has changed, they would have to disclose it. In 1990, the court had not yet accepted his guilty plea. He asked the California Department of Real Estate at that time what he should do. He stated that he was told that he was not a convicted felon. He has retained an attorney in California because he would like to retain his California license. His principal broker in California will be accompanying him to a hearing in December. Because of his record, the California Department of Real Estate will be granting him a supervised license for a one year period in which his principal broker will continue to supervise him.

Mr. Greenspon was asked to clarify the court ordered restitution for an amount up to \$50,000. Mr. Greenspon stated that he had made direct restitution to the parties. An arbitrary amount of \$50,000 was set, but the final sum needed to be worked out with the probation officer. He stated that he has worked out a payment agreement down to \$47,400, if his income improves.

The written document for the payment agreement is from himself to the probation officer, rather than from the probation officer to him. His California probation officer submitted a letter. Both probation officers have said that he has complied with all of the possible terms of his probation. He feels that he is still liable for the money, even though his probation is completed. He intends to pay when he is able to. His attorney has worked out agreements which are satisfactory to the government and to himself.

Mr. Greenspon stated that he stole money, but it was a complex case because it involved the market. He said that he had prior knowledge of the orders going into the pits and

that he used that knowledge for his own financial benefit. He also stated that he had sometimes used that inside information which didn't work to his advantage.

Mr. Zalewski stated that since the Court was not sure of the amount of restitution, it deferred to the Probation Office to determine the amount of restitution. The amount of the restitution has never been fixed. Mr. Greenspon has been paying \$100 per month on a payment plan. There has never been any paperwork that supports fixing the number at any stage. Mr. Zalewski stated that he personally felt that Mr. Greenspon should not have to pay restitution. The moneys were paid directly to the parties in the corporation prior to entering into the judgment. Mr. Greenspon's former employer has never voiced any concerns or alleged that it is owed any money. Mr. Greenspon's probation officer and himself have worked out that it is commensurate with Mr. Greenspon's income. Mr. Greenspon stated that if he was granted his license and he was able to earn commissions, he would be able to come forward and offer more, without his probation officer telling him to do so. The last hurdle for him would be to pay off the financial restitution.

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

Charles K. Corbe, Jr.
Sandra Sue-Me Duarte

Mr. Corbe and Ms. Duarte were present to request that the Commission approve their real estate broker experience certificate applications.

Mr. Corbe and Ms. Duarte submitted letters from Jim Wagner, President of the Maui Board of Realtors, and Sharly Ward and Marvin Graser of the Kona Board of Realtors.

Mr. Corbe stated that neither of them have had any complaints filed against them. They are both full-time real estate salespersons and work very hard. They would appreciate any assistance in allowing them to sit for the real estate broker's examination.

The transactions which Mr. Corbe and Ms. Duarte submitted for the real estate broker's experience certificate did not have the correct name of the real estate corporation. Mr. Corbe and Ms. Duarte were asked who filled out the DROA forms. Mr. Corbe replied that sometimes the principal broker filled it out and at other times it was the real estate salesperson completed the DROA.

Mr. Corbe stated that he had discussed the problem with the President of the Maui Board of Realtors and with Jay Spadinger and they seemed to feel that there was a lack of communication and that the laws were unclear.

Mr. Corbe and Ms. Duarte were asked if the problem with the use of the licensed name was discussed with their principal brokers. They replied in the affirmative.

Ms. Duarte stated that she has been licensed for over ten years. There are no complaints, disciplinary actions or law suits against her. She stated that Section 16-99-71 states that the principal broker is responsible for securing full compliance with the real estate laws and rules. The errors which were made by their former principal broker

were unintentional. They receive their clients from referrals and their intent is to continue on with their careers. She feels that they would be able to serve the public better if they had their real estate broker's license. All of their work now reflects the correct business names as required by the law.

The Executive Officer informed Mr. Corbe and Ms. Duarte that it is true that § 16-99-71, HAR, which Ms. Duarte cited states that it is the principal broker who is charged with supervising its licensees, but the law also applies to real estate salespersons. Section 467-7, HRS, states that one can only engage in real estate activity when it is properly licensed.

Mr. Corbe stated that there is only one RE/MAX Properties. Ms. Duarte stated that there were only two RE/MAX's listed during the time that their transactions were submitted.

Mr. Corbe was asked if he provided a copy of his degree. He stated that he had not.

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

Henry Comeaux

Executive Session:

Upon a motion by Commissioner Lee, seconded by Commissioner Imamura, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(b)(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 Lee, seconded by Commissioner Nomura, it was voted on and unanimously carried to move out of executive session.

Recess:

The Chair recessed the meeting at 10:55 a.m.

Reconvene:

The Chair reconvened the meeting at 11:07 a.m.

Licensing:

Questionable Applications

Matt Buckman

Mr. Buckman declined having his application considered in executive session.

Mr. Buckman submitted a copy of the traffic calendar for his court case.

Mr. Buckman was asked if his drivers license was restored. He answered in the affirmative. Mr. Buckman was informed that the document that he submitted was unreadable. Mr. Buckman stated that he had gotten those documents directly from the Courts. He stated that the document he submitted was the only one that he was able to obtain from the Courts.

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

Cameron W. Deal III

Mr. Deal declined having his application considered in executive session.

Mr. Deal stated that he had spent so much time since the last meeting putting information together and trying to explain the circumstances behind his tax lien. He has a statement from the IRS that shows that his 1994 taxes were over paid. He stated that it was a one-time occurrence. He was employed by the mortgage broker.

Neil Petagno, Mr. Deal's prospective principal broker, spoke on behalf of Mr. Deal. He stated that he had met Mr. Deal when he was employed as a mortgage solicitor. He stated that he observed his work as a mortgage solicitor and advised him to get a real estate license. He had advanced Mr. Deal some money. He believes that what happened to Mr. Deal was based on his youth.

Mr. Deal stated that the IRS has placed him on uncollectible status because he has no income. Mr. Petagno stated that he has offered to garnish Mr. Deal's paychecks.

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

Executive Session:

Upon a motion by Commissioner Lee, seconded by Commissioner Imamura, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(b)(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 Lee, seconded by Commissioner Nomura, it was voted on and unanimously carried to move out of executive session.

Licensing and
Registration:

Ratification

Upon a motion by Commissioner Aki, seconded by Commissioner Imamura, it was

voted on and unanimously carried to ratify the following:

Brokers

Don R. Cowell

Curtis L. Barnette dba BMR Realty

Paradise Real Estate Sales & Property Management, Inc. dba The Estates at
Turtle Bay

The Master's Investors Group, Incorporated dba MIG Realty

Amanda Chang dba Amanda Chang Realtor

David Barratt Realty, Inc.

Partnership

Realty Executives Windward

Branch Office

Village West Realty, Inc. dba Island Property Management, 101-G Kaahumanu
Avenue, Kahului, Maui 96732

Site Office

Schuler Realty/Oahu, Inc. - Village on the Green at Waikele, Phases 1A & 1B

Clark Realty Corporation - Bayview Estates

Cooke Land Company, Inc. - Maunaloa Village

Whalers Realty, Inc. - Kaanapali Golf Estates

West Oahu Realty, Inc. - Olaloa Project II and III

Tom Soeten Realty - The Masters at Kaanapali Hillside

Concepts Unlimited, Inc. dba ERA Concepts Unlimited - The Crowne at Wailuna

Schuler Realty/Oahu, Inc. - The Signatures at Waikele (Parcel 18); Highland View
at Waikele (Parcel 10A); Royal Pines at Waikele (Parcel 16); Champions at
Waikele (Parcel 11)

Licensing:

Restoration of Forfeited License

Brenda Michelle Mybeck

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

Questionable Applications

Matt B. Buckman

No action was taken because of the previously issued license restoration. Applicant provided documents to complete the file.

Dana Christine Chandler

Accepted applicant's verbal notice to withdraw application. Staff to process upon receipt

of written notice.

Pamela A. Schrack

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

Randall A. Scharnhorst

After a review of the information submitted by the applicant, Commissioner Lee moved to defer consideration of this application for further information. Commissioner Nomura seconded the motion. The motion was voted on and unanimously carried.

Jerome S. Baum

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

Gregory D. Jones

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve Gregory D. Jones' real estate salesperson's license application. Commissioner Nomura seconded the motion. The motion was voted on and unanimously carried.

Delmar J. Kirth

After a review of the information submitted by the applicant, Commissioner Lindemann moved to approve the restoration of Delmar J. Kirth's real estate salesperson's license. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Daniel T. Sayles

After a review of the information submitted by the applicant, Commissioner Lee moved to approve Daniel T. Sayles' real estate broker's license application. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Lance S. Kawahara

After a review of the information presented by the applicant, Commissioner Nomura moved to deny Lance S. Kawahara's application for a real estate sale broker's license, based on §§467-8 and 436B-19(1), (8), (12), HRS. Commissioner Lindemann seconded the motion. The motion was voted on and unanimously carried.

Abraham W. H. Lee dba Abe Lee Realty

After a review of the information submitted by the applicant, Commissioner Lindemann moved to approve the real estate sole proprietor license application of Abraham W. H. Lee dba Abe Lee Realty. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Henry D. Comeaux dba AMS Realty

After a review of the information presented by the applicant, Commissioner Lee moved to deny the real estate sole proprietor application of Henry D. Comeaux dba AMS Realty's application, unless the applicant provides supporting written documents concerning the federal tax lien and written payment plan with the IRS and the State of Hawaii Department of Taxation within sixty (60) days. Commissioner Lindemann seconded the motion. The motion was voted on and unanimously carried.

Edward Blottenberger dba First Hawaiian Realty

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve the real estate sole proprietor application of Edward Blottenberger dba First Hawaiian Realty. Commissioner Nomura seconded the motion. The motion was voted on and unanimously carried.

Aki Hideaki Mizushima

After a review of the information submitted by the applicant, Commissioner Lee moved to approve the real estate sole proprietor application of Aki Hideaki Mizushima. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Coldwell Banker Properties, Ltd.

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

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve the real estate corporation application of Coldwell Banker Properties, Ltd. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

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

International Business Consultants, Ltd.

After a review of the information submitted by the applicant, Commissioner Lee moved to approve the Condominium Hotel Operator registration and fidelity bond exemption of International Business Consultants, Ltd. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Jeffrey N. Mau

After a review of the information submitted by the applicant, Commissioner Aki moved to deny Jeffrey N. Mau's request for an equivalency to ten written transactions, three of which are listings closed escrow and three are sales closed escrow (eight transactions of which 3 are closed listings and 3 are closed sales). Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Charles K. Corbe, Jr.

After a review of the information submitted by the applicant, Commissioner Aki moved to not recognize the transactions submitted and approve the equivalency request of ten transactions, of which three are closed listings and three are closed sales. Commissioner Lindemann seconded the motion. The motion was voted on and unanimously carried.

Sandra Sue-Me Duarte

After a review of the information submitted by the applicant, Commissioner Aki moved to not recognize the transactions submitted and approve the equivalency request of ten transactions, of which three are closed listings and three are closed sales. Commissioner Lindemann seconded the motion. The motion was voted on and unanimously carried.

Ira Philip Greenspon

After a review of the information presented by the applicant, Commissioner Nomura moved to deny Ira Philip Greenspon's request for reconsideration. The Commission's decision of September 22, 1995 is the decision of record. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Cameron W. Deal, III

After a review of the information presented by the applicant, Commissioner Lee moved to deny Cameron W. Deal III's request for reconsideration, with the Commission's October 26, 1995 being the decision of record, unless the applicant provides supporting written documents concerning the federal tax liens and a written payment plan with the IRS within sixty (60) days. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Commissioner Lee was excused from the meeting.

Sharyn G. L. Sylva

After a review of the information submitted by the applicant, Commissioner Nomura moved to approve the real estate broker application of Sharyn G. L. Sylva. Commissioner Kuriyama seconded the motion. The motion was voted on and

unanimously carried.

JTU, Inc., Century 21 Homefinders of Hawaii

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve the real estate corporation application of JTU, Inc. Century 21 Homefinders of Hawaii. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Committee Reports:

Laws and Rules Review Committee

HAR Nominations for RICO Real Estate Advisory Committee - Upon a motion by Commissioner Imamura, seconded by Commissioner Aki, it was voted on and unanimously carried to refer the list of individuals submitted by HAR to RICO, to serve on the RICO Real Estate Advisory Committee. The names being referred to RICO for this purpose are: Nancy S. Cabral, Brian R. Thomas, William C. Cuseo, Leona Soto and Jane E. Bush.

Next Meeting:

Thursday, December 14, 1995
8:30 a.m.
Ka Lanakila Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Penthouse
Honolulu, Hawaii

Adjournment:

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

Respectfully submitted by:

Christine Rutkowski, Executive Officer

Date