

REAL ESTATE COMMISSION
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.hawaii.gov/hirec

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, December 21, 2007

Time: 9:00 a.m.

Place: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Present: Trudy Nishihara, Chair, Broker/Honolulu Commissioner
Louis Abrams, Broker/Kauai Commissioner
Carol Ball, Broker/Maui Commissioner
William S. Chee, Broker/Honolulu Commissioner
Frances Gendrano, Broker/Honolulu Commissioner
Mark Suiso, Public/Honolulu Commissioner

Calvin Kimura, Supervising Executive Officer
Neil Fujitani, Executive Officer
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
David Grupen, Real Estate Specialist
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
Benedyne Stone, Condominium Specialist
Shari Wong, Deputy Attorney General
Irene Kotaka, Secretary

John-Michael Quesinberry
Bradley R. Skinner

Absent: Stanley Kuriyama, Vice Chair, Broker/Honolulu Commissioner
Annette Aiona, Broker/Hawaii Island Commissioner
Michele Sunahara Loudermilk, Public/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:03 a.m., at which time quorum was established.

Chair's Report: The Chair announced that the Commission may move into executive session to consider and evaluate personal information relating to individuals applying for licensure in accordance with Section 92-5(a)(1), HRS, and/or to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

Commissioners Kuriyama, Loudermilk and Aiona were excused from the meeting. Prior notification of their non-attendance was received.

No Chair's report was presented.

Executive Officer's Report:

The Executive Officer informed the Commissioners that the original applications with any original associated documents to be considered at the meeting were available for review.

Minutes of Previous Meeting

Upon a motion by Commissioner Chee, seconded by Commissioner Suiso, it was voted on and unanimously carried to accept the minutes of the November 30, 2007 meeting.

Committee Reports & Program of Work:

Laws and Rules Review Committee – Condominium Hotel Operator Registration

On November 24, 1993, the Commission had issued a memorandum relating to condominium hotel operator ("CHO") registration. A copy of the updated memo was distributed to the Commissioners for their review and comment.

There was discussion on item 2 of the memo on whether or not an active real estate licensee must have their principal broker manage their personal transient vacation rentals for periods less than 30 days. If the licensee is inactive, the rentals should be handled by a real estate broker or a condominium hotel operator.

The Deputy Attorney General strongly encouraged the Commission to include the policies that they adopt into the rules when they go through the formal rulemaking process.

It was suggested that the laws and rules relating to CHOs be researched to determine if they really serve as a protection to the consumer. CHOs are required to obtain a bond, which protects the CHO against actions by its employees. If a consumer or owner works through a real estate broker, they can seek recourse through the Real Estate Recovery Fund.

Upon a motion by Commissioner Abrams, seconded by Commissioner Chee, it was voted on and unanimously carried to approve the updated memo subject to insertion of the word review in the first paragraph and clarification of item 2.

Upon a motion by Commissioner Ball, seconded by Commissioner Chee, it was voted on and unanimously carried to move the CHO program to the Laws and Rules Review Committee's Program of Work as it falls under Chapter 467, HRS.

Licensing – Ratification:

Upon a motion by Commissioner Chee, seconded by Commissioner Gendrano, it was voted on and unanimously carried to ratify the attached list.

Licensing –
Applications:

The EO informed the Commissioners that the information provided to the Commissioners is related only to the issue that is before the Commission for consideration. The other materials submitted are available for the Commissioners review should they desire to review it. If the applicants have an issue, which is personal in nature, they have the right to request that their application be considered in executive session.

John-Michael Quesinberry

John-Michael Quesinberry was asked if he wished to have his application for a real estate salesperson's license considered in executive session. He declined the offer.

Mr. Quesinberry said that he is employed by Starwood Vacation Ownership and was honorably discharged from the United States Coast Guard. What happened was an isolated incident.

Mr. Quesinberry said that he was reprimanded for failing to notify the Real Estate Commission of the conviction. It happened before he became licensed. He notified his principal broker.

Mr. Quesinberry explained that he had gone to see a friend and had seen his friend's neighbors in passing. He had only been back for a month or two. He did not have any substantial conversations with his friend's neighbors. One day when he went to visit his friend, he pulled up when the neighbors were having an argument and the neighbor's wife had made a comment that she was waiting for him. He had pulled up in his car at the wrong time.

Mr. Quesinberry said that he has been with Starwood Vacation Ownership since 2001 and has been in Hawaii since August 2007.

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

Bradley R. Skinner

Bradley R. Skinner was present to answer any questions regarding his application for a real estate broker's license. When Mr. asked if he wished to have his application considered in executive session, Mr. Skinner declined the offer.

Mr. Skinner said that he had filled out the application as accurately as he could. He answered no to the question, "Have any complaints or charges ever been filed against you, regardless of outcome, with the licensing agency of any state?"

When staff performed a check of the complaints filed with the Regulated Industries Complaints Office ("RICO"), it was discovered that there was a complaint filed against Mr. Skinner by the Office of Consumer Protection.

Commissioner Chee moved to take this matter under advisement. Commissioner Suiso seconded the motion.

Mr. Skinner was asked if he had always been licensed in real estate. Mr. Skinner said that he had moved here in 1974 and was licensed in 1979. His license was inactive until four years ago. He has been involved in the real estate and mortgage industry for the last four years.

Mr. Skinner said that the action was settled in 1996. In a stipulated judgment that was not to be construed as an admission of wrong doing. The claim was settled. He did everything that he was supposed to do in the right way.

The motion was voted on and unanimously carried.

Chapter 91, HRS,
Adjudicatory
Matters:

The Chair called for a recess from the meeting at 9:29 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate Salesperson's License of Ken Sugihara,
REC 2004-262-L**

Upon a motion by Commissioner Abrams, seconded by Commissioner Suiso, it was voted on and unanimously carried to approve the 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 9:33 a.m.

Executive Session:

Upon a motion by Commissioner Abrams, seconded by Commissioner Suiso, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;" and pursuant to Section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

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

Licensing –
Applications:

John-Michael Quesinberry

After a review of the information presented by applicant, Commissioner Abrams moved to approve the real estate salesperson's license application of John-Michael Quesinberry. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

Deborah Kim Bakke

After a review of the information submitted by the applicant, Commissioner Abrams moved to most likely approve the real estate salesperson's license application of Deborah Kim Bakke. Commissioner Chee seconded the motion. The motion was voted on and unanimously carried.

Bradley R. Skinner

After a review of the information presented by the applicant, Commissioner Ball moved to approve the real estate broker's license application of Bradley R. Skinner. Commissioner Chee seconded the motion. The motion was voted on and unanimously carried.

William Cittadino

After a review of the information submitted by the applicant, Commissioner Ball moved to approve the real estate broker's experience certificate of William Cittadino. Commissioner Chee seconded the motion. The motion was voted on and unanimously carried.

Staff to review the questions on the application forms and recommend changes, if any. Staff to report back its findings to the Commission.

Executive Session: Upon a motion by Commissioner Chee, seconded by Commissioner Suiso, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(a)(2), HRS, "To consider the hire, evaluation, dismissal, or discipline of an officer or employee or of charges brought against the officer or employee, where consideration of matters affecting privacy will be involved; provided that if the individual concerned requests an open meeting, an open meeting shall be held."

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

Recovery Fund Report: No report was presented.

Next Meeting: Friday, January 25, 2008
9:00 a.m.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, Chair Nishihara adjourned the meeting at 10:10 a.m.

Reviewed and approved by:

/s/ Neil Fujitani
Neil Fujitani, Executive Officer

December 26, 2007
Date

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- Approved as circulated.
- Approved with corrections; see minutes of _____ meeting.

NKF:isk
071226

APPROVED APPLICATIONS FOR REAL ESTATE
REAL ESTATE COMMISSION MEETING ON DECEMBER 21, 2007

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
Alison & Company Real Estate LLC Alison Vasconcellos, PB	11/01/07
Sell-EZ-1 LLC Laura T. Nakatani, PB	11/15/07
Hoku Hawaii Realty, LLC Yasuyuki Kawahara, PB	11/27/07
The W Properties Group LLC Gary D. Won, PB	12/11/07
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Properties International Limited Francine Villarmia-Kahawai, PB	11/02/07
CSH Capital Management, Inc. Cap Havekorst, PB	12/07/07
<u>Brokers – Corporation Name</u>	<u>Effective Date</u>
Suite Paradise, Inc. (fka Shoreline Properties Corporation)	11/15/07
<u>Trade Name</u>	<u>Effective Date</u>
New Star Realty, Inc., New Star Realty & Investment	11/28/07
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Kim Wallis	11/01/07
Wayne Dean Nunez	11/09/07
Laurie Wong Nunez	11/09/07
Nancy J. Chung	11/5/07
Allan A. Benson	11/13/07
<u>Branch Office</u>	<u>Effective Date</u>
Ivy K. Realty LLC Ivy N. Kumai, PB	11/9/07
<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Mark Gaughan	11/21/09
Donald Cameron Dalton	11/21/09
Charles Ellis Stroupe	11/21/09
Anthony Robert Cesare	11/21/09
Florence Loraine Sung	11/23/09
Jennifer Hope Jones	11/26/09

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Ronda Claire Moll	11/29/09
Stephen Braun	11/29/09
Suzanne Lynn Mclver	11/29/09
Alice W. Lyles	11/29/09
Robert Harold Sheble	12/03/09
Richard Quentin McClean	12/03/09
Angela Renee Hammel	12/05/09
Michael Anthony Greggo	12/05/09
Jeffrey Jonas	12/06/09
Gloria Halili Del Rosario	12/06/09
Zachary Paul Stankovits	12/06/09
Maximo Abugan	12/06/09
Carol Mildred Paris	12/10/09
Laurie D. Turner	12/10/09
Alena Marie Scigliano	12/10/09
Joey D. Edge	12/10/09
Anthony Kowal, Sr.	12/10/09
Randi Euer Flinn	12/10/09
Ronald Michael Iwanicha	12/11/09
Anna Ngoc Dinh DeQuintanaRoo	12/11/09
Be Huu Vuong	12/11/09
Christopher Stewart Murphy	12/11/09
John Sil Kim	12/11/09
Trinh Pham	12/12/09

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Mark Gaughan	11/21/09
Yvonne Summerfield	11/23/09
Donald Cameron Dalton	11/21/09
Charles Ellis Stroupe	11/21/09
Anthony Robert Cesare	11/21/09
Florence Loraine Sung	11/23/09
Norman Ho Yin Cheng	11/26/09
Brian C. Duhnke	11/26/09
Jennifer Hope Jones	11/26/09
Ronda Claire Moll	11/29/09
Stephen Braun	11/29/09
Suzanne Lynn Mclver	11/29/09
Bangie Leo Pruner	11/29/09
Ronald Glenn Drake	11/29/09
Alice W. Lyles	11/29/09
Robert Harold Sheble	12/03/09

<u>Educational Equivalency Certificate</u>	<u>Expiration Date</u>
Richard Quentin McClean	12/03/09
John Gregory Anderson	12/03/09
Jean Carol McKenna	12/04/09
Samantha Kate Haas	12/04/09
Angela Renee Hammel	12/05/09
Michael Anthony Greggo	12/05/09
Robert A. Courtney	12/05/09
Jeffrey Jonas	12/06/09
Jay Wan Park	12/06/09
Gloria Halili Del Rosario	12/06/09
Zachary Paul Stankovits	12/06/09
Maximo Abugan	12/06/09
Steven David Larson	12/06/09
Kelly Shaw	12/06/09
Yoshio Saito	12/06/09
Mark Joel Storfer	12/06/09
Laurie D. Turner	12/10/09
Alena Marie Scigliano	12/10/09
Joey D. Edge	12/10/09
Anthony Kowal, Sr.	12/10/09
Donald Sidney Dobkin	12/10/09
Monte A. Littlefield	12/10/09
Ronald Michael Iwanicha	12/11/09
Anna Ngoc Dinh DeQuintanaRoo	12/11/09
Be Huu Vuong	12/11/09
Edward Donald Boyt	12/11/09
Jose Enrique Calvo	12/11/09
Christopher Stewart Murphy	12/11/09
John Sil Kim	12/11/09
Trinh Pham	12/12/09

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Mark Gaughan	11/21/09
Deborah F. Davis	11/23/09
Yvonne Summerfield	11/23/09
Anthony Robert Cesare	11/21/09
Florence Loraine Sung	11/23/09
Jennifer Hope Jones	11/26/09
Courtney D. Heimowitz	11/27/09
Brenda Lynette Ceria	11/28/09
Brook Starr	11/28/09

Real Estate Broker Experience Certificate

Expiration Date

Michael Wilcox Fisher	11/29/09
Alice W. Lyles	11/29/09
Robert Harold Sheble	12/03/09
John Gregory Anderson	12/03/09
Nancie Alice Martens	12/04/09
Diana Grace Allegra	12/04/09
Angela Renee Hammel	12/05/09
Sienna Lee Martin	12/05/09
Jeffrey Jonas	12/06/09
Gloria Halili Del Rosario	12/06/09
Zachary Paul Stankovits	12/06/09
Steven David Larson	12/06/09
Kelly Shaw	12/06/09
Ludy Michael Gutierrez	12/07/09
Laurie D. Turner	12/10/09
Joey D. Edge	12/10/09
Ronald Merle Sudderth	12/10/09
James George Chickles	12/10/09
Mark Lewis Petritz	12/10/09
Mark Joel Storfer	12/10/09
Ronald Michael Iwanicha	12/11/09
Christopher Stewart Murphy	12/11/09
John Sil Kim	12/11/09

Real Estate Broker (upgrade)

Effective Date

Robert A. Dalton	11/01/07
Kimberly M. Wallis	11/01/07
Vanessa L. Schwabenland	11/06/07
Wayne Dean Nunez	11/09/07
Laurie Wong Nunez	11/09/07
Leasa S. Ionescu	11/09/07
Joshua Jerman	11/08/07
Alan Y Kaneda	11/08/07
Evgeny V. Dafner	11/19/07
Michael A. Balicki	11/21/07
Jerry Tichy	11/23/07
Karin S. Carlson	11/28/07
Jia Li Woolley	11/29/07
Lynda Gamblin	11/29/07
Jacque Keizer	11/30/07
Martha C. Hinz	11/30/07
Beverly Will	12/03/07

Real Estate Broker (upgrade)

Gordon B. Lett

Sachiko Trillo

Christine Anthony

Larry Tadlock

Effective Date

12/03/07

12/06/07

01/01/08

01/01/08

Restoration – Real Estate Salesperson

Elsie B. Lazo

Brandon Nunes

John M. Hudkins

Shauna L. K. Kahiapo

Lesley Ann K. Romero

Dulce Maria Sales-Luis

Lorna M. H. Kometani

Jewell K. Tuitele

Paul v. Xavier

Effective Date

05/14/07

05/15/07

05/02/07

05/09/07

06/01/07

07/24/07

10/31/07

11/06/07

12/10/07

Restoration – Real Estate Broker

Gahry D. Won

Effective Date

12/11/07

Condominium Hotel Operator

JetLiving Hotels, LLC

Kihei Sands Rentals, LLC

Effective Date

10/12/07

11/08/07