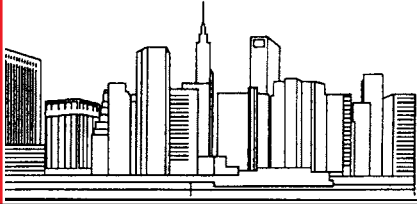


HAWAII CONDOMINIUM BULLETIN



VOLUME 14, NO. 4

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Funded through the Condominium Education Fund

A Review of Condo Law Changes Enacted by Lawmakers

The 2008 Legislative session closed on May 1, 2008. Governor Linda Lingle has until June 23, 2008 to veto the bills, and until July 8, 2008 to notify the Legislature whether she would allow them to become law without her signature.

The Legislature may override the Governor's veto by two-thirds vote in each house. This update includes an unofficial status report of legislative action current to the date of this Bulletin.

The following discussion highlights some of the statutory amendments to Chapters 514A and 514B (recodified law) Hawaii Revised Statutes (HRS), and other related amendments.

Readers are advised to consult the full text of the Acts as this discussion is intended only to briefly summarize the amendments and does not constitute legal advice.

The summaries are not intended to be an exhaustive list or to cover all provisions of the new laws. Interested readers may access the Legislature's website, www.capitol.hawaii.gov, to read the full text of the bills or print copies of the Acts.

For specific advice as to how the provisions of the new Acts apply to a particular circumstance, readers should seek the advice of a licensed Hawaii attorney familiar with the condominium law. The new Acts include:

Act 13 (SLH 2008) SB 1809 requires scheduling of special association meetings by petition to be set no later than 60 days from receipt of petition. Clarifies that petitioners may send out notice of meeting and proxies at the association's expense if the secretary or managing agent fails to do so (§514B-121, HRS).

Act 20 (SLH 2008) SB 3105 SD 1 allows boards and commissions to conduct on-site inspections of locations related to board or commission business that are closed to the public, if public attendance is impracticable. Requires the director of the office of information practices to act in certain instances instead of the attorney general (§92.3.1, HRS).

Act 28 (SLH 2008) SB 2401 SD 1 amends various technical

amendments to the Hawaii Revised Statutes for the purpose of correcting errors and references, and clarifying language relating to the condominium law.

See New Legislation on pg. 3

Real Estate Branch Welcomes New Supervising Executive Officer

As of June 16, 2008, we welcomed **Neil Fujitani** as the new SEO. Mr. Fujitani previously held the Executive Officer position at the Real Estate Branch and has been the Acting SEO. He replaces Calvin Kimura, who retired in December 2007.

Mr. Fujitani is a graduate of McKinley High School, received a Bachelors of Business Administration from the University of Hawaii at Manoa and a Juris Doctorate from the University of Oregon.

He was a Staff Attorney Committee Clerk for the Senate Judiciary Committee and also worked in private practice.

Mr. Fujitani will oversee both the Real Estate and Condominium Sections of the Professional and Vocational Licensing Division's Real Estate Branch.

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This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

The Hawaii Condominium Bulletin is funded by the Condominium Education Fund, Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii.



Letter from the Chair . . .

Half of the year has gone by and much has happened. Of key note, the Twenty-Fourth, 2008 Legislative session came to a close on May 1, 2008.

As usual, the condominium laws were actively reviewed resulting in some changes.

We have an update report of the legislative results. The Governor has until June 23, 2008, to veto the bills, and until July 8, 2008 to notify the Legislature whether she will allow them to become laws without her signature.

Senate Resolution No. 47, SD 2 is provided for your review along with information from the Fire Department on emergency preparedness. Having a plan and exercising it would be in everyone's best interest. As a result of the last legislative session (2007), a sunrise review was implemented on the necessity of a "Condominium Commission." A summary and recommendation from the State Auditor's Office is in this issue for your reading. Recently, a lot of movement occurred within the Real Estate Branch. On June 16, 2008, the Real

Estate Branch gained a new Supervising Executive Officer, Neil Fujitani, who replaces Calvin Kimura and lost its long time secretary, Irene Kotaka, who has accepted a promotion in another division.

Summer is officially here, which may allow more time to attend the education classes available.

Check the Education Calendar and Meeting Schedule, and see if there is any that you may be interested in.

Remember, you have a standing invitation to attend our monthly meetings.

Sincerely,

William S. Chee

William S. Chee
Chair, Condominium Review Committee



William S. Chee

Ask the Condominium Specialist

Q What is the proper notice time unit owners are to be given for board meetings, annual meetings and special meetings?

A Section 514B-125(d), HRS, provides that notices for *condominium board meetings* "shall be posted by the managing agent, resident manager, or a member of the board . . . seventy-two hours prior to the meeting or simultaneously with notice to the board."

For notice of **special meetings**, section 514B-121(b), HRS, indicates that upon meeting the conditions necessary for calling a special meeting, "if the secretary or managing agent fails to send out the notices for the *special meeting within fourteen days* of receipt of the petition [for the special meeting], the petitioners shall have the authority to set the time, date, and place for the special meeting and to send out the notices and proxies for the special meeting in accordance with the requirements of the bylaws and of this part." (emphasis added)

For *condominium association meetings*, Section 514B-121(c), HRS, states, "[n]ot less than fourteen days in advance of any meeting, the secretary or other officer specified in the bylaws" shall cause notice of the meeting to be either (1) hand-delivered, (2) mailed, prepaid to each unit at such address designated by the unit owner, or, (3) at the option of the owner, to be sent by electronic mail, to the address designated in writing by such owner."

The condominium law referenced here generally sets the required minimum or maximum time for giving of the proper notice of a meeting. Thus, we have heard reports that some condominium declarations and/or bylaws provide a different, albeit legally permitted, time for giving the proper notice. It is best to check your own condominium's declarations and bylaws for notice time.

Q How are maintenance fees determined? We noticed that our neighbor has a larger unit than our unit but pays a lower amount than we do.

A Maintenance fees are generally based on the expenses for operating the condominium property, including any expenses allocated for reserves. See definitions of "Common Expenses" and "Common Interest" in Section 514B-3, HRS. Maintenance fees must be charged in proportion to a unit's common interest, and are not necessarily based on the size of a unit. Each unit owner is responsible for his or her share of the association's common expenses. The share is based on the proportion of the common interest belonging to that particular unit, as set forth in the project declaration. For

See Q & A on pg. 3

Ask the Condominium Specialist

Q&A from pg. 2

example, your condominium declaration and your unit deed may specify that your unit has 25% common interest in the common elements of the condominium. Thus you will be responsible for 25% of the common expenses. Generally this percentage amount, together with other unit charges, determines your maintenance fees. See section 514B-144, HRS. It is best to review your condominium's governing documents, in particular the declaration and bylaws, for the specific provisions relating to your unit's common interest allocation, including maintenance fees and assessments, as well as the items that are included in these terms. This may provide you with the specific information about how your maintenance fees are calculated. Without more information, we cannot guess why your neighbor would have a lower maintenance fee. For example, it may be related to a service that your unit is receiving which your neighbor is not. A review of your condominium documents declaration and bylaws may provide you with these answers.

Note: The general information discussed in this column references the new recodified condominium law, Chapter 514B, HRS, which took effect on July 1, 2006 and generally applies to all existing condominiums. However, for certain condominiums created before July 1, 2006, the information may not apply. It is best to seek the advice of a Hawaii licensed attorney familiar with this applicability issue as to how the information provided here may apply to your condominium. For more general information about the applicability of the new condominium law, see the September 2006 issue of the Hawaii Condominium Bulletin at http://hawaii.gov/dcca/areas/real/condo_ed/condo_bull2/cb_06_00/. To view on line the sections of the law referenced here, go to <http://Hawaii.gov/dcca/areas/real/main/hrs/> and click on "HRS Chapter 514B."

New Legislation from pg. 1

Act 76 (SLH 2008) HB 2460 SD 1 allows condominium associations to invest funds in certificates of deposit through the Certificate of Deposit Account Registry Service network located in the United States (§514A-97 and §514B-149, HRS.)

Act 168 (SLH 2008) HB 2253 HD1 SD1 CD1 amends or repeals various provisions of Chapter 281, HRS (Intoxicating liquor), added: "Any licensee who would otherwise fall within the condominium hotel license class but holds a different class of license may be required to apply for a condominium hotel license."

Resolutions adopted:

SR 47 (SLH 2008) SD 2 specifies dispute resolution parameters related to the interpretation or enforcement of a condominium association's bylaws, house rules, or certain other matters. Allows parties whose dispute is not resolved by mediation to file for arbitration no sooner than 30 days from the termination date of mediation. Provides the option for an administrative hearing to be more widely available.

Irene Kotaka Leaves Real Estate Branch to Assume New Position

After 22 years, Irene Kotaka decided to leave her position as the Real Estate Branch (REB) Secretary. She will be the new secretary for the Division of Consumer Advocacy (DCO).

Ms. Kotaka began with the Professional and Vocational Licensing Division in 1985 as secretary for the Subdivision, Psychology, Physical Therapy and Acupuncture Boards before coming to REB.

She will take with her a wealth of knowledge of the real estate branch and all its intricacies. It is DCO's gain to have Ms. Kotaka, and REB's loss. We will surely miss her, and wish her the best in her new position.

Commission's Standing Committees Met on Maui May 7

On May 7, 2008, the Real Estate Commission held its monthly standing committee meetings in Kahului, Maui at the REALTORS Association of Maui Office.

The Commission also held a Specialist Office for the Day in conjunction with the meeting. Committee meetings and Condominium Specialist Office for the Day are held on different islands as part of the Commission's program of work.

These visits to the neighbor islands provide members

of the condominium and real estate communities an opportunity to meet with the Specialists about their specific condominium concerns and/or real estate licensing questions and concerns.

The Commission plans to have the August standing committee meetings on Kauai. You may check the Commission's website at www.hawaii.gov/hirec, view "News Releases and Other Notices" for further information.

Lawmakers Advocate Action to Ensure Seniors' Safety

Have you ever thought about what the residents in your building would do if there was a fire in your building? What about during a natural or manmade disaster? Do you have a plan that helps guide you and your neighbors in taking care of each other during an emergency or disaster? Does your plan address the special needs of senior or disabled residents?

These are some of the issues addressed by the 2008 Legislature when it passed a resolution urging apartment and condominium owner associations to develop emergency and evacuation plans for multiple-unit residential buildings.

The State Fire Council (SFC) would like to provide information on basic emergency planning and refer you to various resources to assist you in accomplishing this goal. After all, you've worked hard to buy and maintain your home. Preparing for the unexpected can minimize chaos, prevent tragic consequences, help preserve valuable property, and just makes good sense.

Although developing a community emergency and evacuation plan might sound overwhelming and complicated, it does not have to be. Your county fire department suggests the following simple steps:

1. Review information on disaster planning. Visit one of the listed websites to learn about disaster planning.
2. Gather information on residents' needs. Find out if they have special needs and what they plan to do in an emergency or disaster.
3. Review and revise your building's fire evacuation plan. Visit the HFD website for resources to help create or revise your fire evacuation plan.
4. Hold fire drills to practice your building's fire evacuation plan.

By following these steps, you will educate yourself on the risks of natural and manmade disasters; learn about your neighbors' needs and what you can do to help them; encourage participation in your fire evacuation plan; and demonstrate that you can work together to stay safe and care for each other.

You are now in a good position to extend your building's plan into an all-hazards emergency and evacuation plan. The best way to do this is to review your fire drill. Your local fire department suggests a simple agenda that will help improve your fire escape plan and begin the process of creating your all-hazards emergency and evacuation plan.

1. Discuss what went well at the fire drill.
 2. Identify what improvements are needed.
 3. Distribute information on preparing for disasters.
- Visit the listed websites for guidance and checklists to create survival supply kits; develop family communications plans; determine when to shelter in-place or evacuate; and organize and work together.

4. Discuss how your association will create emergency and evacuation plans for different types of disasters.

Obviously there are a large number of apartment and condominium owner associations that will be working on their emergency and evacuation plans. Your county fire department may not have the resources to review residential fire escape plans or witness residential fire drills. However, the SFC encourages apartment and condominium owner associations to follow the above-mentioned steps to build interest among your neighbors and prepare for an emergency or a disaster.

Remember, creating detailed plans does not have to be hard. Start small, stay simple, and focus on something you do now. Your building's fire escape plan is the perfect template for any emergency and evacuation plan. You just need to scale it to fit the risks and hazards of your community and add some survival supplies to your plan.

The following resources may help you get started:

Honolulu Fire Department: Fire Safety Education
<http://www.honolulu.gov/hfd/fireeducation.htm>

Hawaii State Civil Defense: Preparing for Disaster
<http://www.scd.hawaii.gov/preparedness.html>

Oahu Department of Emergency Management: Planning & Preparedness
<http://www.honolulu.gov/ocda/planning.htm>

U.S. Department of Homeland Security (DHS): Preparing for an Emergency
<http://www.disabilitypreparedness.gov/>

U.S. DHS: Preparing Your Family and Community for Disasters
<http://www.ready.gov/america/index.html>

American Red Cross: Preparing Your Family and Home Before a Disaster Strikes
http://www.redcross.org/services/disaster/0,1082,0_500_,00.html

* * *

Should you have any questions, please contact your county fire department:

Department of Fire and Public Safety, County of Maui
244-9161

Hawaii Fire Department 981-8370

Honolulu Fire Department 723-7168

Kauai Fire Department 241-6511

Contributing Author: Captain Terry Selig, Honolulu Fire Department, Public Information Officer

Be sure to read Senate Resolution No. 47, Senate Draft 2, on page 5. It contains important information for anyone concerned with the operation of condominium complexes in Hawaii.

Senate Resolution 47 SD 2

Urging Associations of Apartment Owners and Condominium Unit Owners' Associations in the State to Develop Emergency and Evacuation Plans for Residents, Including Provisions for Seniors and Residents with Special Health Needs.

WHEREAS, Hawaii has an increasing population of seniors and adults, many of whom live independently at home in high-rise and multiple unit residential buildings; and

WHEREAS, many of the State's seniors have special medical needs, such as the inability to ascend or descend stairs, dependence on oxygen, use of wheelchairs or other assistive devices, special dietary needs, and refrigerated prescription medications; and

WHEREAS, these special medical needs become even more critical and require attention during an emergency, especially situations that result in the loss of electricity to power building elevators, appliances, and medical devices; and

WHEREAS, associations of apartment owners, condominium unit owners' associations and first responders to emergencies would benefit from being aware of the special needs of residents, and would be able to establish procedures to ensure that those needs are addressed in an emergency; and

WHEREAS, apartment owners and condominium unit owners would benefit from the development of an evacuation plan for residents of those buildings, including residents with special needs and make all residents aware of procedures and evacuation routes that they should use during an emergency; now, therefore,

BE IT RESOLVED by the Senate of the Twenty-fourth Legislature of the State of Hawaii, Regular Session of 2008, that associations of apartment owners and condominium unit owners' associations throughout the State are urged to conduct voluntary surveys of the special needs of their residents and make preparations to address those needs in the event of an emergency; and

BE IT FURTHER RESOLVED that associations of apartment owners and condominium unit owners' associations throughout the State are urged to develop emergency plans that include evacuation and shelter-in-place plans that address the special needs of senior and medically fragile residents to be used in the event of an emergency; and

BE IT FURTHER RESOLVED that these emergency plans include provisions for emergency supplies such as water and non-perishable foods; and

BE IT FURTHER RESOLVED that associations of apartment owners and condominium unit owners throughout the State are further urged to distribute the plans to all residents and post the plans publicly where they may be viewed by residents and visitors; and

BE IT FURTHER RESOLVED that associations of apartment owners and condominium unit owners throughout the State are urged to include in their annual statements filed with the Real Estate Commission any developed emergency plans that address the special needs of senior and medically fragile residents to be used in the event of an emergency to enable the Real Estate Commission to gather information regarding the number of emergency plans developed, the procedures of these plans, and the special needs of the residents these emergency plans area intended to address; and

BE IT FURTHER RESOLVED that certified copies of this resolution be transmitted to the Director of the Civil Defense Division of the Department of Defense, to the Director of Commerce and Consumer Affairs, and the Executive Director of the Real Estate Commission who in turn is requested to transmit copies to the chairperson of the board of each association of apartment owners and condominium unit owners' association that is registered with the Department of Commerce and Consumer Affairs through a method of distribution that will not exceed its Condominium Education Trust Fund funding cap, and to the Chief of the fire department of each county.

2008 Real Estate Commission Meeting Schedule

These committees meet one after another, beginning at 9 a.m.: Laws & Rules Review, Condominium Review, and Education Review

Wednesday, July 9, 2008
Wednesday, August 13, 2008
Wednesday, September 10, 2008
Wednesday, October 8, 2008
Wednesday, November 12, 2008
Wednesday, December 10, 2008

Real Estate Commission, 9 a.m.

Friday, July 25, 2008
Friday, August 29, 2008
Friday, September 26, 2008
Friday, October 31, 2008
Friday, November 21, 2008
Friday, December 19, 2008

All meetings will be held in the Queen Liliuokalani Conference Room of the King Kalakaua Building, 335 Merchant Street, First Floor, Honolulu.

Meeting dates, locations and times are subject to change without notice. Please visit the Commission's website at www.hawaii.gov/hirec or call the Real Estate Commission Office at 586-2643 to confirm the dates, times, and locations of the meetings. This material can be made available to individuals with special needs. Please contact the Executive Officer at 586-2643 to submit your request.

Auditor Recommends Against a DCCA Condo Commission

In Senate Concurrent Resolution No. 160, Senate Draft 1, the 2007 Legislature requested that the Auditor conduct a “sunrise” analysis of Senate Bill No. 1837, to create a condominium commission in the Department of Commerce and Consumer Affairs (DCCA).

The Hawaii Licensing Reform Act (Chapter 26H, Hawaii Revised Statutes) requires that bills proposing the regulation of previously unregulated professions or vocations be referred to the Auditor for sunrise analysis prior to enactment.

The Auditor is to assess whether the proposed regulation is necessary to protect the health, safety, or welfare of consumers and whether the regulation is consistent with other regulatory policies in Chapter 26H, HRS. In addition, the Auditor must examine the probable effects of the proposal and assess alternative forms of regulation.

Hawaii’s Condominium Property Act today consists of two laws: the old law found in Chapter 514A, HRS, for projects in existence before July 1, 2006; and the new law codified in Chapter 514B, HRS, for projects built after July 1, 2006. The Real Estate Branch of the DCCA and the Real Estate Commission are responsible for the administrative and regulatory functions of the condominium laws in both chapters. Entities governed by the condominium laws include unit owners, associations of apartment owners, boards of directors, developers, managing agents, and resident managers.

There are several ways for these entities to resolve disputes involving the interpretation or enforcement of the laws or a condominium’s governing documents—declaration, bylaws, and house rules. These include: filing complaints with DCCA’s Regulated Industries Complaints Office (RICO), mediation, arbitration, administrative hearings under the Condominium Dispute Resolution Pilot Program popularly called condo court, and circuit court action.

In 2004, the Legislature established the condo court pilot program under Chapter 514B, HRS, which is organized and administered by DCCA’s Office of Administrative Hearings (OAH), to hear condominium disputes not resolved through mediation. The OAH reports that there is not a significant demand for hearings through the condo court program. Until its scheduled sunset on July 1, 2009, it remains to be seen whether the demand continues to be insignificant or can benefit condominium owners as a less costly and more informal mechanism to resolve condominium disputes than judicial proceedings.

In 1988, to avoid the creation of a condominium commission, the Legislature established the first temporary, full-time condominium specialist position to assist consumers with information, advice, and referrals relating to condominium laws in the state.

The current regulatory structure provides for three permanent fulltime condominium specialists, who assist the con-

dominium associations with registration requirements, as well as provide education, advice, and referrals to condominium owners, associations and boards of directors, to resolve disputes. We found that the Real Estate Commission has been proactive in its efforts to promote education and research in the field of condominium management, registration and real estate for the benefit of the public, and implement the regulatory framework for those required to be registered under Chapters 514A and 514B, HRS. We found no complaints about the work of the Commission’s Condominium Review Committee and the condominium specialists. We uncovered no evidence of harm or potential risk to condominium owners that would result absent the creation of a condominium commission.

Even though self-governance has been eroded with changes in the recodified condominium law that address management and governance issues, the existing regulatory structure is adequate and there are many avenues of relief available for dispute resolution to protect the entities governed by the law.

Senate Bill No. 1837 does not meet the criteria for the establishment of a condominium commission to oversee the implementation of the Condominium Property Act codified in Chapter 514B, HRS, and to enforce policies relating to condominiums in the state. We were presented no documented evidence of harm or risk to consumers resulting from the sweeping changes to the condominium law recodified in Chapter 514B, HRS, which went into effect on July 1, 2006. As proposed the bill creates a commission without appropriate authority. There are no provisions that address the condominium commission’s jurisdiction, powers, duties, and functions. The Real Estate Commission notes that the bill “provides for no changes to the overall original policy of the condominium law as to association governance and management, which . . . is based (on) self-enforcement by owners, multiple dispute resolution process, and minimal government authority.”

The bill is also problematic for the DCCA as it impacts its mission and work. For example, there is no funding mechanism, and the Real Estate Branch and the Real Estate Commission would still need to perform the administrative and regulatory functions for entities governed under Chapter 514A, HRS, since the bill only covers entities governed under the new condominium law.

We recommend that Senate Bill No. 1837, 2007 Regular Session not be enacted. The DCCA opted not to provide a response. If you wish to view the report you may go to the website: www.state.hi.us/auditor; select: *Reports*, select Report No. 08-07.

Marion M. Higa, Office of the Auditor
State Auditor
465 South King Street, Room 500
State of Hawaii
Honolulu, Hawaii 96813

MEDIATION CASE SUMMARIES

Cases Handled By Mediation Center of the Pacific

Between January 1 and March 31, 2008, there were a total of seven (7) cases involving condominium disputes. Three (3) were mediated and four (4) were closed without mediation.

Parties	Complaint	Disposition
Owner vs. BOD	Dispute regarding common area expenses	Mediated agreement
Owner vs. BOD	Enforcement of house rules	Mediation declined
Owner vs. BOD	Enforcement of house rules	Mediated – no agreement
Owner vs. BOD	Dispute over house rules	Mediated agreement
Owner vs. BOD	Bylaw requirement re: insurance for all owners	Case withdrawn by owner
Owner vs. BOD	Reserve requirements and relationship to assessments; use of funds for restoration of common elements	Mediated agreement
Owner vs. BOD	No annual meeting as required; question residency of board members	Case withdrawn by owner

Cases Handled By Mediation Services of Maui

Between January 1 and March 31, 2008, there were a total of five (5) cases involving condominium disputes. One (1) was mediated and four (4) were closed without mediation.

Owner vs. BOD	Issues involving house rules and fines	Mediated
Owner vs. Owner	Alleged house rules violations (party declined to participate)	Closed. No mediation
BOD vs. Owner (and tenants)	Alleged house rules violations	Closed. No mediation (tenants declined to participate)
Owner vs. BOD	Alleged bylaw violations	BOD did not respond to MSM's invitation to mediate issue
Owner vs. BOD	Alleged violation of governing documents	BOD refused mediation

No cases were reported by Kauai Economic Opportunity, Inc., Kuikahi Mediation Center, West Hawaii Mediation Center and Regulated Industries Complaints Office.

Condominium Education Calendar

This calendar lists upcoming educational events of interest to the condominium community. The publishers express **no opinion** about the quality or content of any event they do not sponsor. This listing should not be construed as an endorsement or sponsorship of any event, unless expressly indicated. Events may be subject to change; please check directly with the provider to confirm each event.

Date	Time	Event Title	Location	Provider
7/8/2008	9:00 – 11:00	Real Estate Legislative Update 2008	HEI Training Center	HSBA
7/24/2008	12:00 – 1:30	*Legislative Update	Hale Koa Hotel	CAI-H
7/25-26/08	TBA	Legislative Update	TBA	CCM
8/21/2008	12:00 – 1:30	*Covenants Enforcement	Hale Koa Hotel	CAI-H
9/25/2008	12:00 – 1:30	*Top Traits of Boards and Managers	Hale Koa Hotel	CAI-H
10/25/2008	12:00 – 1:30	*Defending & Winning Suits Against Associations or Boards	Hale Koa Hotel	CAI-H

*** The seminar is partly funded by funds from the Condominium Education Fund, Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii for condominium apartment owners whose AOA is currently registered with the Real Estate Commission.**

Information is subject to change. For full information on the above-listed courses, please call the provider.

	Provider	Phone	Address
CAI	Community Associations Institute (National) www.caionline.org	(703) 548-8600	225 Reinekers Ln #300 Alexandria, VA 22314
CAI-H	Community Associations Institute - Hawaii Chapter www.caihawaii.org	488-1133	P.O. Box 976 Honolulu, HI 96808
CCM	Condominium Council of Maui www.mauicondocouncil.com	573-4231	PO Box 1362 Kihei, HI 96753
HAR	Hawaii Association of Realtors www.hawaii Realtors.com	733-7060	1136 12 th Ave., Ste. 220 Honolulu, HI 96816
HCAAO	Hawaii Council of Associations of Apartment Owners	737-2021	3454 Waialae Ave Ste. 6 Honolulu, HI 96816
HSAP	Hawaii State Association of Parliamentarians www.hsap.org		98-238 Paleo Way Aiea, HI 96701
HSBA-CLE	Hawaii State Bar Association - Continuing Legal Educ. www.hsba.org	537-1868	1132 Bishop Street, Ste 906 Honolulu, HI 96813
IREM	Institute of Real Estate Management Hawaii Chapter No. 34 www.iremhawaii.org	847-0141	PO Box 17040 Honolulu, HI 96817
LOR	Lorman Education Services www.lorman.com	(866) 352-9539	2510 Alpine Road Eau Claire, WI 54703
UH-OC	Noncredit Programs, Outreach College, University of Hawaii	956-8244	2530 Dole Street Honolulu, HI 96822

Real Estate Branch and Real Estate Commission's web page at: <http://www.hawaii.gov/hirec>
Address: 335 Merchant Street, Rm. 333; Honolulu, HI 96813; Phone: (808) 586-2643

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