

HAWAII CONDOMINIUM BULLETIN



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WINTER 1998

Association of Apartment Owners Registrations Will Terminate and Reregistrations Due on May 28, 1999 — Reregistration Forms Are Anticipated to Look Different

The law requires each condominium project or association of apartment owners ("AOAO") with six or more apartments to register with the Commission. Condominium projects or AOAOs created prior to May 29, 1963, with seven or more apartments are required to register with the Commission. Developers or managing agents are also required to register a condominium project or an unorganized AOAO where the unorganized AOAO has not held a first meeting and it has been at least one year after recordation of the first purchase of the first apartment in the condominium project.

AOAOs with current registrations are reminded that the filing deadline for submitting a completed

reregistration application is May 28, 1999. Sometime after March 31, 1999, the Commission anticipates it will be sending the AOAOs reregistration forms with a new look. The Commission anticipates the new look to include a computer generated reregistration form with some pre printed information specific to a particular association of apartment owners. Also of note, the Commission will accept as evidence of fidelity bonding either a "Certificate of Liability Insurance" or a "Certification Statement of Insurance." The Commission hopes the new form will ease the reregistration process and minimize the many deficient reregistration submissions of the past.

CMA's & CHOs that Failed to Successfully Reregister by December 31, 1998 Must Register as New Applicants

All Condominium Managing Agent (CMA) and Condominium Hotel Operator (CHO) registrations expired on December 31, 1998. The registrations of CMA's and CHO's that failed to successfully reregister by December 31, 1998 automatically terminated on January 1, 1999, and these applicants are required to register as new applicants prior to engaging in CMA or CHO activity. As of December 29, 1998, 54 CMA's and 52 CHO's had successfully reregistered. To successfully reregister as a CMA or CHO, applicants were required to submit a completed renewal application form, including fees and required documents, no later than December 31, 1998. If the application submitted was incorrect or incomplete, the applicant had until the December 31, 1998 deadline to remedy all deficiencies. Any deficiency on the real estate license renewal application of the principals, namely the entity or principal broker, was also required to be corrected on or before December 31, 1998, because these deficiencies directly affected related CMA and

See CMA on pg. 7

Clarification to a Page One Article Appearing in the Fall 1998 entitled — "All Condominium Managing Agent's and Condominium Hotel Operator's Registrations Will Terminate on December 31, 1998"

The following sentence appeared on page 6 of that bulletin: "Unless an exemption is applicable, a broker's license is required for registering as a condominium managing agent and a condominium hotel operator." The following clarifications are hereby made:

1. The Commission may grant an exemption from the real estate

brokers licensure for condominium hotel operators under certain limited situations.

2. There are no exemptions from the real estate brokers licensure for condominium managing agents. In certain limited situations, the Commission may deem a person not to be a "managing agent."

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2644 to submit your request.

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Letter from the Chair...

Dear Condominium Owners and Managing Agents:

As 1999 arrives, the Commission wishes you the best for the new year!! As appropriately done at this time of the year we reflect on the activities of the past year and make plans for improvements and changes for the new year.

In this issue, we reprint excerpts from the Commission's Condominium Review Committee ("CRC") Report to the legislature. The CRC report summarizes the activities of the Commission in the condominium area for the fiscal period July 1, 1997 through June 30, 1998 and Condominium Management Education Fund budget information. The report is included in the Commission's 1998 Annual Report to the Legislature. It also describes the programs of the past year and programs for the present fiscal year. Excerpts from the CRC report start on page 3.

Ask the Condominium Specialist column explores whether borrowing money can help associations of apartment owners meet the January 1, 2000 reserve funding deadline. A timely discussion for the new year.

In addition, the Commission hopes to implement a new association of apartment owners' reregistration form that will be computer generated. More on this can be found on page 1.

In closing, just a few announcements and reminders: reregistration applications for association of apartment owners will be due on May 28, 1999; the deadline for condominium hotel operators and condominium managing agents reregistration has passed — what they must do to register appears on page 1; a new schedule of the Commission's regular monthly meetings and committee meetings appear on page 8; and the education calendar listing information about seminars and courses of interest to condominium owners, board of directors, and managers appear on page 8.

Aloha,
Alfredo G. Evangelista, Chair
Condominium Review Committee

Ask the Condominium Specialists

Q. We completed our reserve study in 1993. The study indicated that prior to January 1, 2000 we will need an estimated \$200,000 for our full replacement reserve. Prior to January 1, 2000, we understand that we will need in our reserve account either the \$100,000 to satisfy the minimum required fifty percent funded or the \$200,000 to satisfy the one hundred percent funded based on a cash flow plan. Each year since 1994 our association collected the required estimated replacement reserves for that year. By the end of 1997, we had collected the required twenty five percent of \$200,000. We now have a problem, a number of our apartment owners have been impacted by our slow economy and have fallen behind on paying their assessments. It does not look like we will be able to collect the additional required twenty five percent prior to January 1, 2000. Can the association borrow to fund for the other required twenty five percent?

A. The answer is probably "no" for the following reasons:

One of the purpose of the reserve law (§514A-83.6, HRS) is "fairness" that condominium apartment owners pay their fair share of the costs of living in the condominium project during their period of ownership. Thus, the reserve law requires that owners pay for deterioration of their condominium project every year, on a pay as you go basis. In this manner, a new apartment owner who has little use of an apartment prior to the purchase is not unfairly assessed. Borrowing money for reserves appears to work contrary to "fairness." The new apartment owner is saddled with sharing in the expenses of borrowing and in the payment of the loan for the period of non ownership.

The reserve law (§514A-83.6, HRS) requires the association to "assess" and "collect" for reserves. Commission rule (§16-107-62, HAR) which defines "funds" or "reserve funds" excludes any funds which have been borrowed and prohibits the inclusion of any borrowed funds when calculating whether an association has collected the required statutory replacement reserves (fifty percent).

On the other hand, if you are thinking of borrowing money to meet the remaining other fifty percent of the full replacement reserve, your association may borrow the money for the following reasons:

The borrowing provisions of the condominium law (§514A-82.3, HRS) allows borrowing subject to satisfying any approval requirements and spending limits contained in the condominium's declaration or bylaws. In addition, Commission rule §16-107-72 allows the board to borrow money to pay the cost to maintain, repair, or replace assets

See Q&A on pg. 7

Excerpts from the 1998 Annual Report

Excerpts from the 1998 Annual Report — Condominium Review Committee Report

The 1998 Annual Report summarizes the programs per statute of the Real Estate Commission (Commission) and its three standing committees during the fiscal period July 1, 1997 through June 30, 1998. To reduce printing and distribution costs, the full text of the 1998 Annual report was published in the December 1998 edition of the State of Hawaii Real Estate Commission Bulletin, which is on Commission's Website. The following condominium-specific excerpts from the 1998 Annual Report are reprinted here for the benefit of condominium associations, board members, and other interested persons.

Chair Alfredo Evangelista and Vice Chair Mitchell Imanaka directed the Condominium Review Committee's 1998 fiscal year program of work.

The Condominium Review Committee (CRC) is a Commission standing committee that holds monthly public meetings in which condominium issues are presented, discussed, examined, and considered. This is a working committee that handles "nuts and bolts" issues. Apartment owners, board of directors, condominium managing agents, legislators, attorneys, educators, researchers, government officials, and others with condominium or cooperative concerns participate at the meetings.

The responsibilities of the Condominium Review Committee include: association and condominium managing agent registrations, governance, and project registration for condominium property regimes, inclusive of the programs funded under the Condominium Management Education Fund.

This year the Committee was absorbed with implementing legislative changes and redrafting and restructuring the Chapter 107 rules. In addition, the Committee continued the implementation of its ongoing programs.

The law requires the Real Estate Commission to submit to the legislature annually: (1) a summary of the programs funded during the prior fiscal year with funds from the Condominium Management Education Fund (CMEF), (2) the amount of money in the fund, and (3) a copy of the budget for the current fiscal year, including summary information on programs which were funded or are to be funded. This portion of the article contains excerpts of that submission for the fiscal year (1998).

Summary of Programs For Fiscal Year 1998:

Hawaii Condominium Bulletin — Develop, write, edit, print and distribute a quarterly bulletin to all registered condominium associations/board of directors and registered condominium managing agents. Study feasibility of providing the bulletin through electronic medium and provide recommendations on reducing the cost of publication and distribution. Publish the Bulletin on its Website at <http://www.hawaii.gov/hirec>.

Condominium Board of Directors Guide — Develop curriculum through outreach and maintain a guide for condominium board of directors as a reference for the management of a condominium association. Guides completed this year: "An Introduction to Condominium Living in Hawaii" (pamphlet also developed), and "Preventing Housing Discrimination in Hawaii Condominiums."

Five Year Education and Research Plan — Research, exchange, and develop a rollover fifth year on five year education and research plan for condominiums.

Condominium Seminars — Develop, plan, and organize seminars to be held in all counties. Continue administration of the Commission's seminar policy on subsidizing, sponsoring, assisting, co-sponsoring of third party organizations. This year HREREC assisted the Commission in producing and telecasting live, statewide, a panel discussion on "Fair Housing For Hawaii Condominiums."

HREREC Interactive Program — Interact with State, national and international organizations and government agencies for information exchange including joint presentation with Commissioner or REB staff.

Government and Legislative Participation — Respond to any requests or suggestions from the Commission with the Administration, Governor, Lt. Governor, Cabinet members, Legislators, Mayors, City Council members, Congressional members and other government officials; attend legislative hearings and present testimonies on condominium issues; provide needed communications with Legislators; participate in any administration or legislative directed meeting, report or survey.

Condominium Hotline — Administer in tandem with the real estate hotline the delivery system of condominium information for the neighbor island community utilizing the WATTS line.

Figure 1		
Condominium Project Filings Received (FY 1998)		
	No. of New Projects	No. of Projects
Apartments		
Residential	84	862
Commerical and Other	5	198
Agricultural	28	83
Total New	117	1,143
Conversions		
Residential	54	665
Commerical and Other	4	87
Agricultural	51	130
Total Conversions	109	882
Public Reports Issued (FY 1998)		
Preliminary	25	
Final	175	
Supplementary	55	
Extensions	279	
Total	534	

Condominium Project and Public Reports — Evaluate the process to ensure more expeditious processing and review time. This year developed administrative structure and procedures to implement Act 135 providing for a new type of report, the “developer’s contingent final public report.” Status report covering registration of condominium projects, issuance of effective dates for public reports, and grants of extensions is set forth in figure 1.

Condominium Association Registration — Review and monitor program for improvement including computer generated registration forms. This year marked the first time associations registered for a biennium period. The Commission staff processed 1,339 registrations. This represents the registration of 112,832 apartment units, continuing the trend of increasing the number of registrants as compared to the registration of 1,277 applications and 106,052 apartment units in 1997. See figure 2.

Condominium Managing Agent Registration — Review and monitor program for improvement and problem resolutions with Licensing Branch; develop listing of all registered CMAs. This year, the Commission issued 116 condominium managing agent registrations.

Condominium Hotel Operator Registration — Review and monitor program for improvement and problem resolutions with Licensing Branch; develop listing of all registered CHOs. This year, the Commission issued 112 condominium hotel operator registrations.

Education via Media & Internet — Develop a weekly or bi-weekly newspaper column on condominium issues. Long range, consider replacing hard copy through a medium that reaches more in a timely manner at equivalent cost.

Condominium Survey — Survey a cross-section of condominium board of directors, apartment owners, condominium managing agents and condominium employees to assess the needs, problems, education concerns, Commission programs, etc. to be used for education and research programs.

Real Estate Chair and HREREC Administration — Coordinate and implement transition of transferring remaining programs, education/research materials, reference information, equipment, computers, etc. Involve Real Estate Chair with condominium community and redefine role.

Rule-Making - Chapter 107 — Study and evaluate Chapter 107 and HRS Chapter 514A, for rule making, consider deregulation without reducing consumer protection. Develop drafts of propose rules, review/comment by focus groups and other interested parties.

Rule-Making - HRS Chapter 53, Fees — Monitor and review services provided in relation to fees. Develop drafts of propose rules, assist in formal rule making process with Licensing Administrator.

Figure 2		
Condominium Association Registration (FY 1998)		
Fiscal Year	Associations Registered	No. of Apartments
1990	201	20,066
1991	809	74,916
1992	968	87,127
1993	1,049	91,424
1994	1,114	95,827
1995	999	85,296
1996	1,161	101,629
1997	1,277	106,052
1998*	1,339	112,832

*The first biennial registration, for the July 1, 1997 through June 30, 1999 biennium, was due on June 30, 1997. As a result, registrations were received in both the 1997 and 1998 fiscal years. The numbers reported here show the number of associations and apartments that registered for the biennium and include registrations received in the 1997 fiscal year.

Recodification of HRS Chapter 514A — Initiate the plan for recodification based on the 1995 Commission’s report to the Legislature; include recommended legislation, budget, and coordination of a special Commission task force.

Figure 3			
Condominium Management Education Fund Fund Balance As of June 30, 1998 (Unaudited)		Condominium Management Education Fund Expenditures and Encumbrances For the Year Ended June 30, 1998 (Unaudited)	
ASSETS		Personnel	\$69,609
Cash		Supplies	5,361
In State Treasury	\$179,360	Postage	5,250
Short term cash investments	500,000	Equipment Rentals/Maintenance	6,069
Total Assets	\$679,360	Research and Education Center	137,375
LIABILITIES AND FUND BALANCE		Education and Research	25,395
Fund Balance		Equipment for Office	5,705
Reserve for Encumbrances	\$6,038	Staff/Commissioner Development	135
Unreserved	673,322	Resource Materials	174
Total Fund Balance	679,360	Dues & Subscriptions	329
Total Liabilities and Fund Balance	\$679,360	Miscellaneous	41
		Total Expenditures and Encumbrances	\$255,443

Condominium Management and Education Fund (CMEF) — Prepare, maintain, and review of budget, finance, and records for the Condominium Management Education Fund (CMEF). See figure 3. Plan and work with the department to increase education budget for FY99 to increase programs and for new education programs. Review and study the feasibility of less costly alternative to a biennial audit.

Advice, Education, and Referral — Provide advice, education, and referrals to the condominium community, applicants, consumers, licensees, government officials, organizations, and the public. Amend, print and distribute copy of HRS Chapter 514A, and rules to each registered association and registered condominium managing agent. During the year, the staff responded to 23,784 (10,348 telephone, 1,293 walk-ins, 12,143 written requests) condominium related inquiries and requests for information.

Condominium Mediation and Arbitration Program — Research, develop and publish a brochure on dispute resolution, mediation, and arbitration programs including “trial de novo.” Study feasibility of initiating program in other neighbor islands. Continue condominium governance mediation arrangements with providers. This year, the Neighborhood Justice Center of Honolulu, Inc. received 30 cases. Of the 30 cases received, 18 cases were closed with no mediation and 12 cases were mediated and closed with agreements. Mediation Services of Maui, Inc. received 4 cases, 2 cases were closed with no mediation and 2 cases were mediated and closed with agreements. Began dialogue with DCCA’s Regulated Industries Complaint Office (RICO) about a joint mediation project. The joint project would involve the Condominium Management Education Fund providing the financial support for mediating certain condominium disputes referred to RICO. Implementation - the beginning of the next fiscal year.

Meetings and Symposium — Plan, coordinate, and conduct monthly Condominium Review Committee meetings. Include schedule of meetings and agendas on Commission’s Webpage.

Legislative Acts and Resolutions — Review and carry out responsibilities of Legislative acts and resolutions, amend public copy of HRS Chapter 514A, provide summary of condominium and related acts and resolution for Commission/ staff/bulletin, etc.

Government and Legislative Participation and Report — Research, develop, and distribute annual report to the Legislature on condominium management education fund, program of work, budget, and mediation program. Respond to elected officials, inquiries/complaints, request for information, etc.

Neighbor Island Outreach — Coordinate and conduct two CRC meetings at neighbor island sites with ERC and LRRC. This fiscal year the Committee convened meetings in Wailea, Maui in October and in Hilo in May.

Interactive Participation with Organizations — Active participation with Hawaii, Pacific Rim, national and international organizations and government agencies for the exchange of information and concerns, sharing of education and research efforts, joint projects of mutual concern, training, etc..

Condominium Association Budget and Reserves — Review the budget and reserve guide, monitor and report on IRS position on budget and reserves, make amendments and distribute where applicable.

Condominium Specialists Office for the Day — Set up office at various neighbor island locations to meet and discuss condominium concerns and also to provide training to RICO investigators. Joint program with Real Estate Specialist of the Day. This year, the Office for the Day was held in Lihue-Kauai, Hilo-Hawaii, Wailuku-Maui, and Kona-Hawaii. Participants received handout materials specifically tailored to meet their needs.

Condominium Speakership Program — Honor requests for speaking engagements subject to approval and priorities.

New Technology Program — Administer in-house and network computer system; including training, purchases, and DCCA and P&VLD plans. Study feasibility of new technology in the storage, printing of public reports, registration and public information.

Condominium Reference Library — Develop and maintain materials for a condominium reference library at public libraries, Commission office, mediation services offices and neighbor islands.

Start-up Kit for New AOA's and New CMA's — Distribute start-up kit to new condominium AOA's and new CMA's.

Cooperative Education, Research, and Administrative Program — Participate in and sponsor cooperative education research and administrative programs for those Departments, Divisions, and Branches that provide direct or indirect services.

Division and Department Program — Coordinate activities and programs of mutual concern with the P&VLD, RICO and the DCCA.

Records Management — Administer and organize all records, reference materials, reports, minutes, legislation, rules, AG opinions, contracts, etc. with applicable laws including the Uniform Information Practices Act and Records Report System.

CPR Project Workshop and Meetings — Research and update CPR project workshop materials, conduct periodic workshops for condominium consultants for purposes of orientation and information.

Case Law Review Program — Monitor, collect and report on judgments and decisions on Hawaii, federal, and other states' court cases; report on governance cases.

Limited Equity Cooperatives — Develop forms, procedures and process for Limited Equity Cooperatives, HRS Chapter 421H, falling within the limited responsibility of the Commission.

Information Distribution and Radio Program — Program deferred.

Adjunct Condominium Survey — Augmented program deferred.

Condominium Board of Directors Guide — Augmented program deferred.

LICENSES AND BUSINESSES INFORMATION CENTER

New Phone Service (808) 587-3222

In June, the Department of Commerce and Consumer Affairs (DCCA) began operations of its Licenses and Businesses Information Center (587-3222). This new phone service aids consumers in obtaining information on licensees, businesses, and registrations, including condominium managing agents and condominium hotel operators. However, information about registered associa-

tions of apartment owners continues to be provided by the Real Estate Branch at (808) 586-2646. With just a single phone call to 587-3222, callers may obtain information from any one or all of the: Business Registration Division (BREG), Regulated Industries Complaints Office (RICO), Office of Consumer Protection (OCP), and Professional & Vocational Licensing Division (P&VLD).

Q&A from pg. 2

of the association provided an association assesses and collects sufficient funds to comply with the minimum required amounts (twenty five percent by 1997 and fifty percent prior to January 1, 2000). It is important to keep in mind that your association must follow certain provisions when it borrows monies.

The Commission has received reports that some board of directors of AOAOs have borrowed funds for the current repair, replacement, maintenance, operation, or administration of the common elements of the project in accordance with the borrowing provisions of the condominium law. As a result, the association removes an item out of the reserve study when it makes the repairs or replacements and thereby reduces the amount required to be funded prior to January 1, 2000.

The reserve law, like other provisions of the condominium law, is based on self governance by the association of apartment owners, enforcement by apartment owners, majority rules, mandatory arbitration for interpretation and disputes (pursuant to a request), and limited government involvement.

The information provided herein is informal and for informational purposes only. Should you desire a formal opinion from the Commission, you may file a petition for declaratory relief in accordance with Title 16, Chapter 201, Hawaii Administrative Practice and Procedure.

The matter of reserves, funding of reserves, and borrowing is complex. Check with the association's condominium managing agent, who may have other information and ideas on how borrowing money can help out and yet comply with the reserve laws. You may also consult the yellow pages or ask the association's condominium managing agent for names of reserve specialists who may be familiar with borrowing and funding reserves.

Lastly, check your condominium's declaration and bylaws for provisions regarding borrowing funds and reserves. You should also consider checking with an attorney familiar with condominium law on these issues.

CMA from pg. 1

CHO reregistrations. Hawaii Revised Statutes Sections 514A-95 and 467-30, respectively, prohibit those lacking current CMA and CHO registrations from engaging in such activity.

Modified CMA, CHO and CHO broker-exempt application forms are currently being developed to streamline the registration process. Call the DCCA Licensing Branch at 586-3000 to obtain the correct application form for submittal after December 31, 1998. Please do not submit the renewal application form as it will not be accepted after December 31, 1998. In 1999, CMA applicants must pay a \$220 fee and CHO applicants must pay a \$240 fee (\$50 non-refundable application + \$100 registration + \$70 or \$90 Compliance Resolution Fund, respectively). In lieu of submittal of the fidelity bond policy, the Commission

1998 Hawaii Real Estate Laws and Rules Manual Update

NOTICE TO SUBSCRIBERS: The 1998 update pages to the Hawaii Real Estate Laws and Rules Manual contain amended text through 1997 legislation; and 1998 Acts.

Affected chapters include Hawaii Revised Statutes: Chapter 436B-Uniform Professional and Vocational Licensing Act; Chapter 467-Real Estate Brokers and Salespersons; Chapter 514A-Condominium Property Regime; Chapter 514E-Time Sharing Plans; Chapter 515-Discrimination in Real Property Transactions; Chapter 521-Residential Landlord Tenant Code; Chapter 516-Residential Leaseholds; Chapter 519-Real Property Leases.

These pages only include update pages for the Manual and are not complete texts of the above-listed chapters. The complete Hawaii Real Estate Laws & Rules Manual is \$25.00 +\$5.00 (s&h) = \$30.00

To receive your copy of the UPDATE, return this form with a check for \$10 to:

**Hawaii Real Estate Research and Education Center
2404 Maile Way, B-201 Honolulu, HI 96822**

BE SURE TO PRINT:

Name: _____

Address: _____

Phone: _____

Questions: Call 956-7892 (1-800-642-4756 toll-free - neighbor islands) or e-mail: hrec@busadm.cba.hawaii.edu
Check our Website at: www.cba.hawaii.edu/rec

decided at its October 1998 regular monthly meeting to accept a "Certification Statement of Insurance" form (enclosed in the application) or a "Certificate of Liability Insurance" form (provided by your insurance representative) as proof of current fidelity bonding. Have either form completed by an authorized insurance representative with an original signature or stamp (no faxed or photocopied signatures accepted) to submit with a completed CMA or CHO registration application and fees.

Mail to: DCCA, PVL Licensing Branch
P.O. Box 3469
Honolulu, HI 96801

or deliver to: 1010 Richards Street, first floor.

Remaining Real Estate Commission Meeting Schedule for 1999

Condominium Review Committee (1:30 p.m.)

Wednesday, January 13, 1999 – Kapuaiwa Room
 Wednesday, February 10, 1999 – Kapuaiwa Room
 Wednesday, March 10, 1999 – Kapuaiwa Room
 Wednesday, April 14, 1999 – Kapuaiwa Room
 Wednesday, May 12, 1999 – Kapuaiwa Room

Real Estate Commission (9 a.m.)

Friday, January 29, 1999 – Kapuaiwa Room
 Friday, February 26, 1999 – Kapuaiwa Room
Wednesday, March 31, 1999 – Kapuaiwa Room
 Friday, April 30, 1999 – Kapuaiwa Room
Thursday, May 27, 1999 – Kapuaiwa Room

Kapuaiwa and Kuhina Nui Rooms

HRH Princess Victoria Kamamalu Bldg., 1010 Richards Street, 2nd Floor, Honolulu, HI
 Subject to change. Please reconfirm dates, times and location with commission staff. Phone 586-2643.

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	Course Title	Location	Provider
2/13/99	TBA	Lease to Fee	Hale Koa Hotel (Waikiki Ballroom)	CAI-H
3/11/99	12:00-1:30	Cost \$20.00 Call for additional information	Hale Koa Hotel (Banyan Tree)	HCAAO
3/12-13/99	8:00-5:00	MTN 201 Managing Maintenance Operations	Outrigger Prince Kuhio	IREM
3/13/99	TBA	Defending the Board, D & O Liability Insurance	Hale Koa Hotel (Waikiki Ballroom)	CAI-H
4/15/99	TBA	How to Build a Community	Hale Koa Hotel (Waikiki Ballroom)	CAI-H
4/20-21/99	8:00-5:00	ASM 603 Financing and Valuation Strategies for Real Estate Assets	Outrigger Prince Kuhio	IREM
4/21/99	TBA	Opportunities on the Internet	Hale Koa Hotel (Waikiki Ballroom)	CAI-H
4/22-23/99	8:00-5:00	ASM 604 Measuring Performance of Real Estate Assets	Outrigger Prince Kuhio	IREM

For full information on the above-listed courses, please call the provider.

Provider	Phone	Address
ADT – Association Development Technologies	988-6670 (Oahu)	
Alakahi – The Alakahi Foundation	988-6670 (Oahu)	1142 Auahi St. Suite 1806, Honolulu, HI 96814
CAI – Community Associations Institute (National)	(703) 548-8600	1630 Duke St., Alexandria, VA 22314
CAI-H – Community Associations Institute (Hawaii Chapter)	488-1133 (Oahu)	P.O. Box 976, Honolulu, HI 96808
CCM – Condominium Council of Maui	879-8847 (Maui)	P.O. Box 647, Kihei, HI 96753
HAC – Oahu ARM Committee	523-6096 (Oahu)	1571 Piikoi St. #506, Honolulu, HI 96822
HCAAO – Hawaii Council of Associations of Apartment Owners	533-2528 (Oahu)	677 Ala Moana Blvd., Suite 701, Honolulu, HI 96813
HICLE – Hawaii Institute for Continuing Legal Education	956-6551 (Oahu)	2515 Dole Street, Suite 203, Honolulu, HI 96822
IREM – Institute of Real Estate Management Hawaii Chapter No. 34	737-4000 ext106 (Oahu) 1-800-837-0706	1136 12th Ave., Suite 220, Honolulu, HI 96816
UH-SPP – Special and Professional Programs College of Continuing Education, University of Hawaii	956-8244 (Oahu)	2530 Dole St., Honolulu, HI 96822

**Real Estate Branch and Real Estate Commission's homepage at: <http://www.hawaii.gov/hirec>
 Address: 250 S. King St., Rm. 702; Honolulu, HI 96813; Phone: 586-2643**

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