

CONDOMINIUM REVIEW COMMITTEE MEETING

REAL ESTATE COMMISSION

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AGENDA

Date: Wednesday, April 7, 2010

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.

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

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 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.

1. Call to Order, Public Notice, Quorum
2. Chair's Report
3. Senior Condominium Specialist's Report
 - a. Introductions, Announcements, Correspondence, and Additional Distribution
 - b. Minutes of Previous Meetings
4. Condominium Governance and Management
 - a. Mediation & Arbitration – Email from Pame Ramano to Condominium Review Committee dated March 18, 2010 "Suggested Mediation Guide Lines"
 - b. AOOU Registrations
 - c. Ad Hoc Committee on Condominium Education and Research
 - d. Condominium Seminars and Symposium – CAI Hawaii Chapter "Challenges of Aging Buildings" March 11, 2010 -- Evaluation
 - e. Education Calendar
 - f. Start-up Kit for New AOUs
 - g. Case Law Review
 - 1) "Fighting Hawaii condo boards is costly, risky" *Honolulu Advertiser* March 15, 2010
 - 2) "Fighting a condo association can be futile" *Honolulu Advertiser* March 15, 2010
 - 3) "Management Company Not Deemed a Debt Collector" *Community Association Management Insider* (March 2010)
 - h. Condominium Related Articles
 - 1) *CAI's Common Ground* (March April 2010)
 - a) "Tick Tock"
 - b) "On Your Own"
 - 2) *Community Association Management Insider* (March 2010) "Do's and Don'ts"
 - a) "Don't Use Members to Perform Reserve Study to Save Money"
 - b) "Offer Assessment Deferral Program to Financially Struggling Active Duty Military Members"
 - i. CDR Pilot Program
5. CPR Registration and Developer's Public Reports
 - a. Condominium Projects and Developer's Public Reports
 - 1) March 2010
 - 2) Project Statistics
 - 3) CPR Project
 - 4) Owner-Occupant

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- 5) Request for a formal opinion from the Real Estate Commission – SFI Ilikai Property Owner of 203 residential units and one commercial unit in the Ilikai Apartment Building Condominium whether SFI is a "developer" requiring registration in order to sell units – Deborah Macer Chun, Attorney for SFI Property Owner – Letter dated March 15, 2010
 - b. CPR Workshops and Meetings
 - c. Consultants
 - d. Case Law – "Challenging developers over construction defects can be a formidable exercise. Arm yourself with information" *CAI's Common Ground* (March April 2010)
6. Program of Work, FY10
 - a. Condominium Laws and Education – 514A, HRS, associations indicating the adoption of 514B, HRS, provisions
 - b. Advice, Education, and Referral
 - c. Hawaii Condominium Bulletin
 - d. CMA Registrations
 - e. Rulemaking, Chapter 107
 - f. Meetings
 - g. Government and Legislative Participation & Report
 - h. Legislative Acts and Resolutions
 - i. Interactive Participation with Organizations
 - j. Neighbor Island Outreach
 - k. Consumer Education
 - l. Rulemaking, Chapter 53, Fees
 - m. Condominium Specialist Office for the Day
 - n. Condominium Speakership Program
 - o. Technology Program and Website
 - p. Records Management
 - q. Cooperative Education, Research, and Administrative Program
 - r. Division and Department Programs
 - s. Staff and Commissioners Development
 - t. Condominium Reference Library
7. Condominium Organizations Forum
 - a. Community Associations Institute Hawaii Chapter
 - b. Hawaii Council of Association of Apartment Owners
 - c. Hawaii Independent Condominium and Cooperative Owners
 - d. Condominium Council of Maui
 - e. Hawaii Association of REALTORS®
 - f. Institute of Real Estate Management Hawaii Chapter / Oahu ARM Committee
 - g. Hawaii State Bar Association / Real Property & Financial Services
 - h. Land Use Research Foundation
 - i. Others
8. Open Forum
9. Budget and Finance Report
10. Next Meeting: Wednesday, May 5, 2010
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 am
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii
11. Adjournment

This meeting is funded in part by the Condominium Education Fund. Individuals who require special needs accommodations are invited to call Cynthia Yee, Senior Condominium Specialist, at 586-2643, at least 4 **working days** in advance of the meeting.