

CONDOMINIUM REVIEW COMMITTEE
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: May 9, 2007

Time: Upon adjournment of the Education Review Committee meeting which follows 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

Present: William Chee, Chair, Broker / Honolulu Commissioner
Mark Suiso, Vice Chair, Public / Honolulu Commissioner
Trudy Nishihara, Broker / Honolulu Commissioner
Carol Ball, Broker / Maui Commissioner
Michele Sunahara Loudermilk, Public / Honolulu Commissioner
Annette Aiona, Broker / Hilo Commissioner
Frances Gendrano, Salesperson / Honolulu Commissioner

Calvin Kimura, Supervising Executive Officer
Neil Fujitani, Executive Officer
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
David Grupen, Condominium Specialist
Lorene Kimura, Real Estate Specialist
Shari Wong, Deputy Attorney General
Irene Kotaka, Recording Secretary

Others: None

Absent: Louis Abrams, Broker / Kauai Commissioner
Stanley Kuriyama, Broker / Honolulu Commissioner

Call to Order: Chair Chee called the meeting to order at 10:48 a.m., at which time quorum was established.

Chair's Report: No report was presented.

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.

Condominium
Specialist's
Report:

Additional Distribution

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

9. Budget and Finance Report

Minutes:

Upon a motion by Commissioner Suiso, seconded by Commissioner Nishihara, it was voted on and unanimously carried to accept the minutes of the April 11, 2007 Condominium Review Committee meeting as circulated.

Condominium
Governance and
Management:

AOAO Registrations

Specialist Gruppen reported that as of April 30, 2007, 109 2007-2009 AOAO Biennial Registration applications have been received and 84 AOAOs have successfully registered. Of the 109 registration applications, 56 applications were received online and 53 applications were received via the postmaster or over the counter.

Education Advisory Group

Commissioner Suiso reported that the Education Advisory Group met on May 3, 2007 to discuss the direction of condominium education and to develop a strategic plan for the next five years. The next meeting will be held on July 19, 2007. The group will need to look at how the needs of the following groups will be addressed: managers, owners, real estate licenses, and developers. They will also have to discuss how information on rights and responsibilities can be provided at each level.

Discussion followed that for the next fiscal year's program of work, this committee will be renamed the Ad Hoc Committee on Condominium Education and Research.

Case Law Review Program

The following was distributed for informational purposes: *Glenn Taniguchi vs. Association of Apartment Owners of King Manor, Inc. et.al.* No 27400 (_Hawaii _April 12, 2007).

The following articles from the April 2007 issue of *Community Association Management Insider* were distributed for informational purposes: "New Jersey Case May Force Review of Free-Expression Rules" and "Association's Attorney Not a Debt Collector Under FDCPA."

Condominium Related Articles

The following were also distributed for informational purposes: *Hawaii Community Associations* (April 2007) "Condo reserves: is Hawaii protected?" and "House Rule Enforcement-Keep It Consistent!"; *Common Ground CAI* (March/April 2007) "Foul Language" and "Hot and Bothered - Making the most of nuisance laws."

Condominium Project Registration - Public Reports Issued

Registration: A list of those condominium projects issued effective dates during the month of April 2007 were distributed for informational purposes.

Proj No.	Project Name	Project Address	TMK #	Report	Date
6291	1020 12TH AVENUE	1020 12TH AVE HONOLULU HI 96816	(1)3-02-014:036	B Rpt	04/25/07
6260	1209 NORTH SCHOOL STREET	1209 SCHOOL ST HONOLULU HI 96817	(1)1-06-005:066	B Rpt	04/10/07
6261	1629 KINO STREET	1629 KINO STREET HONOLULU HI 6819	(1)1-03-019:076	B Rpt	04/13/07
5415	2866 NUMANA	2866 NUMANA RD HONOLULU HI 96812	(1)1-04-017:028	Suppl 2	04/13/07
6299	45-513A LIKELIKE HWY	45-513 LIKELIKE HWY KANE OHE HI 96744	(1)4-05-071:008	B Rpt	04/27/07
6265	54-298 HAUULA HOMESTEAD RD	54-298 HAUULA HOMESTEAD RD HAUULA HI 96717	(1)5-04-015:008	B Rpt	04/11/07
6216	66-419 PAALAA ROAD	66-419 PAALAA RD HALEIWA HI 96712	(1)6-06-017:018	B Rpt	04/03/07
6245	67-004 AND 67-004 A KAHAONE PL	67-004 KAHAONE PL WAIALUA HI 96791	(1)6-07-015:039 96791	Final	04/13/07
6273	ALIOMANU MANA 3	5061 ALIOMANU RD ANAHOLA HI 96703	(4)4-09-004:044	B Rpt	04/03/07
6225	ATKINSON TOWERS	419 ATKINSON DR HONOLULU HI 96814	(1)2-03-036:038	B Rpt	04/10/07
4094	BILL'S SPACE CONDOMINIUM	KAPA'KA ST PRINCEVILLE HI 96722	(4)5-03-008:021	Suppl 1	04/23/07
6257	EISENBURG CONDOMINIUM	284 ELILANI ST PUKALANI HI 96768	(2)2-03-045:063	Final	04/19/07
6115	FERNANDEZ CONDOMINIUM	2195 LILIKOI RD HAIKU HI 96708	(2)2-07-024:036	B Rpt	04/20/07
5723	HALI'I KAI (PHASE I)	69-1029 NAWAHINE PL WAIKOLOA HI 96738	(3)6-09-010:001	Suppl 3	04/24/07
5891	HALI'I KAI (PHASE IIA)	69-1029 NAWAHINE PL WAIKOLOA HI 96738	(3)6-09-010:001	Suppl 2	04/24/07
5724	HALI'I KAI (PHASE IIB)	69-1029 NAWAHINE PL WAIKOLOA HI 96738	(3)6-09-010:001	Suppl 2	04/24/07
5892	HALI'I KAI (PHASE III)	69-1029 NAWAHINE PL WAIKOLOA HI 96738	(3)6-09-010:001	Suppl 2	04/24/07
5911	HALI'I KAI (PHASE IV)	69-1029 NAWAHINE PL WAIKOLOA HI 96738	(3)6-09-010:001	Suppl 2	04/24/07
5671	HALI'I KAI (PHASE V)	69-1029 NAWAHINE PL WAIKOLOA HI 96738	(3)6-09-010:001	Suppl 2	04/24/07
6252	HEATHER CONDOMINIUM	900 MALAIHI RD WAILUKU HI 96793	(2)3-02-013:036	B Rpt	04/11/07
6278	HO'OMAIKA'I VILLAGE AT MA'ILI BEACH	87-107 KULAAUPUNI ST WAIANA E HI 96792	(1)8-7-001:012	B Rpt	04/25/07
6285	IOLANI REGENT	2522 DATE ST HONOLULU HI 96826	(1)2-07-022:014	B Rpt	04/13/07
6052	KULALANI AT MAUNA LANI - PH II	68-1118 N KANIKU DR KOHALA HI 96741	(3)6-08-022:007	Final	04/23/07
6226	MAKAPA'A HOMESTEAD	4809 LAE ROAD KALAHEO HI 96741	(4)2-04-006:023	B Rpt	04/17/07
5870	MURPHY STREET ESTATES	1617-2636 NIHI STREET HONOLULU HI 96819	(1)1-04-004:010	Suppl 1	04/13/07
6269	NAUPAKA CONDOMINIUM	2397 KIPUKA ST KOLOA HI 96754	(4)2-08-023:044	B Rpt	04/20/07
6270	NOHONA II AT MILILANI MAUKA PH II	95-963 UKUWAI ST MILILANI HI 96789	(1)9-05-049:078	B Rpt	04/03/07
5897	PALMS AT MANELE - PHASE II THE	MAUNA LEI DR LANAI HI 96763	(2)4-09-017:008	Final	04/23/07
6275	PIILANI PLACE	245 MANAO KALA ST KIHEI HI 96753	(2)3-09-045:016	B Rpt	04/27/07
6286	POKIWAI RIVER ESTATES	53-889 POKIWAI WAY HAUULA HI 96717	(1)5-03-014:044	B Rpt	04/17/07
5799	POOLA CLIFFS CONDOMINIUM THE	5356 POOLA ST HONOLULU HI 96821	(1)3-06-025:006	Suppl 1	04/25/07
6145	SEA RANCH COTTAGES AT HANA-MAUI	5031 HANA HWY HANA HI 96713	(2)1-04-003:058	B Rpt	04/13/07
6249	SUNRISE OCEANVIEW	1237 15TH AVENUE	(1)3-03-010:035	B Rpt	04/23/07

6280	VILLAS AT ROYAL LAHAINA	HONOLULU HI 96816 KEKAA DR	(2)4-04-008:007	B Rpt	04/13/07
6241	WISE CONDOMINIUM	LAHAINA HI 96732 6360 PUUPILO RD KAPAA HI 96746	(4)4-02-022:001	B Rpt	04/30/07

Preliminary Reports: 0
 Contingent Final Reports: 0
 Final Reports: 4
 Supplementary Reports: 21
 B Reports: 21
 B Amendment Reports: 0

Total: 35

**Request to Comment on Proposed Real Estate Condominium Project –
 Department of Water, County of Kaua'i dated April 25, 2007**

Upon a motion by Commissioner Nishihara, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to require that developers also send a copy of the developer's public report to the County of Kauai's Department of Water and ask other counties whether they would like the Real Estate Commission to honor similar requests for their county.

Program of Work: **Government and Legislative Participation and Report**

The Supervising Executive Officer reported on the status of the bills that were pending and those that have been enacted into law.

Neighbor Island Outreach – June 15, 2007

The next neighbor island outreach is scheduled for June 15, 2007, on the island of Kauai. The meetings will be held in Conference Rooms A, B and C of the State Office Building, located at 3060 Eiwa Street, Lihue, Kauai. The Laws and Rules Review Committee meeting will convene at 9 a.m., to be followed by the Education Review Committee meeting and the Condominium Review Committee meeting.

Condominium Organizations Forum: No comments, recommendations or concerns were received from the following: Community Associations Institute Hawaii Chapter, Alakahi Foundation, Hawaii Council of Association of Apartment Owners, Hawaii Independent Condominium and Cooperative Owners, Hawaii State Bar Association/Real Property & Financial Services Section, Land Use Research Foundation, Condominium Council of Maui, Hawaii Association of Realtors/Institute of Real Estate Management Hawaii Chapter/ Oahu Arm Committee, others.

Open Forum: No discussion presented.

CEF Budget & Finance Report: Upon a motion by Commissioner Suiso, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to accept the Condominium Education Fund Financial Report for the period ending March 31, 2007.

Program of Work: **Program of Work and Budget, FY08**

The SEO reminded the Commissioners that they should submit their comments on the Program of Work for FY08 to him as soon as possible for finalization and submission to the Director.

Condominium documents in the State of Texas are available for viewing online.

The Commissioners expressed their wishes that the Commission be technologically advanced in providing information to the consumers, licensees and the public. It was suggested that the Commission develop a plan to work towards that goal.

Next Meeting: Friday, June 15, 2007
Upon adjournment of the Education Review Committee meeting which follows the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.
State Office Building
Conference Rooms A, B, and C
3060 Eiwa Street
Lihue, Kauai

Adjournment: With no further business to discuss, Chair Chee adjourned the meeting at 11:02 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

June 15, 2007

Date

Minutes approved as is.

Minutes approved with changes; see minutes of _____