

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: September 10, 2007

Time: Upon adjournment of the Education Review Committee meeting which follows the Laws and Rules Review Committee meeting scheduled to convene at 9:30 a.m.

Place: Naupaka III Ballroom
Waikoloa Beach Marriott Resort
69-275 Waikoloa Beach Drive
Waikoloa, Hawaii

Present: Mark Suiso, Vice Chair, Public / Honolulu Commissioner
Louis Abrams, Broker / Kauai 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
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
David Grupen, Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Shari Wong, Deputy Attorney General
Karyn Takahashi, Recording Secretary

Others: Jeudi Johnson, Kona Board of REALTORS®
Susan Gand
Kunzang Yuthok
Richard Denison

Absent: William Chee, Chair, Broker / Honolulu Commissioner
Trudy Nishihara, Broker / Honolulu Commissioner
Stanley Kuriyama, Broker / Honolulu Commissioner

Call to Order: Vice Chair Suiso called the meeting to order at 10:30 a.m., at which time quorum was established.

Chair's Report: No report was presented.

The Vice 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 Chee, Nishihara and Kuriyama were excused from the meeting. Prior notification of their non-attendance was received.

Condominium
Specialist's
Report:

Introductions, Announcements, Correspondence, and Additional Distribution

It was announced that there will be a Condominium Seminar relating to the new recodified and original condominium laws, Chapters 514A and 514B, HRS, at 1:30 this afternoon in this location and a Condominium Seminar in Hilo tomorrow beginning at 9:30 a.m. Everyone present was invited to return and attend the seminar.

Minutes

Upon a motion by Commissioner Ball, seconded by Commissioner Abrams, it was voted on and unanimously carried to accept the minutes of the August 8, 2007 Condominium Review Committee meeting as circulated.

Condominium
Governance and
Management:

AOAO Registrations

It was reported that in August 2007 195 AOAOs were registered, which represents 128,742 total units.

Condominium Seminars II

It was reported that the Commission will be offering a free seminar entitled "Condominium Seminars II – A Closer Look at the Condominium Law" on each island. The seminars are scheduled as follows:

West Hawaii - September 10, 2007, 1:30 p.m. to 4:30 p.m., Waikoloa Beach Marriott Hotel

Hilo - September 11, 2007, 9:30 a.m. to 12:30 p.m., Imiloa Astronomy Center

Kauai – October 19, 2007, 9:30 a.m. to 12:30 p.m., Hilton Kauai Beach Resort

Maui – October 24, 2007, 9:30 a.m. to 12:30 p.m., J. Walter Cameron Center

Oahu – November 9, 2007, 9:00 a.m. to 12:00 p.m., State Capitol Auditorium

CAI Hawaii Seminar "The Effective One Hour Board Meeting"

The REC co-sponsored seminar was held on Thursday, August 30, 2007. Seminar evaluation completed by staff was distributed for informational purposes.

Condominium Related Articles

The following articles were distributed for informational purposes: "Protect Your Association's Online Name, Reputation" *Community Association Management Insider* (August 2007), and "California May Require Mandatory Education for Board Members" *Community Associations & Apartment Building Management E-Alert* (June 26, 2007).

CDR Pilot Program – In the Matter of Francis M. Lydon vs. Board of Directors, Maalea Banyans, CDR-2007-2

A copy of the Hearings Officer's Findings of Fact, Conclusions of Law, and Order Dismissing the Petition was distributed for informational purposes.

It was reported that this is the second case in which the Hearings Officer concluded that the parties have not yet participated in any mediation thus lacked standing to file the petition and the Hearings Officer was without jurisdiction to hear the dispute; therefore, the request for hearing was dismissed without prejudice.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

A list of those condominium projects issued effective dates during the month of August 2007 were distributed for informational purposes. The new format includes the site of the project.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNIT		
				TOTAL	REPORT	DATE
6365	1462 & 1468 ALANI STREET	1462 ALANI ST HONOLULU HI 96817	116015070	2	B REPT	8/7/2007
6388	2937 ROBERT PL & 1462 FRANK ST	2937 ROBERT PL & 1462 FRANK ST HONOLULU HI 96816	133054023	2	B REPT	8/6/2007
6402	66-090 AND 66-090 A WAIALUA BEACH ROAD CONDOMINIUM	66-090 WAIALUA BEACH RD WAIALUA HI 96791	166003140	2	B REPT	8/22/2007
6341	85-214 & 85-214A WAIANA VALLEY ROAD	85-214 WAIANA VALLEY RD WAIANA HI 96792	185009001	2	B REPT	8/3/2007
6407	AU KAI HALE MAUKA	68-085 AU ST WAIALUA HI 96791	168011053	4	B REPT	8/23/2007
6339	BAYS OF KONA	73-4270 HULIKOA DR KAILUA KONA HI 96740	373058047	7	B REPT	8/27/2007
6374	BOOTE FARM CONDOMINIUM	22 & 26 W HUAPALA PL LAHAINA HI 96761	247010001	2	B REPT	8/13/2007
6327	CALIPJO ESTATES CONDOMINIUM	3582 RICE ST LIHUE HI 96766	432006013	11	B REPT	8/29/2007
6396	ENOS COURT	1520 ENOS LN HONOLULU HI 96822	124009016	4	B REPT	8/14/2007
5957	HANA ALOHA ESTATES	6131 KOLOPUA STREET KAPAA HI 96746	442010019	2	SUPPL	8/24/2007
6378	HONU KAI CONDOMINIUM (BLDG SE-A), HOKULANI ENCLAVE	130 KAI MALINA PKWY LAHAINA HI 96761	244014006	195	B REPT	8/21/2007
6379	HONU KAI CONDOMINIUM (BLDG SE-B), HOKULANI ENCLAVE	130 KAI MALINA PKWY LAHAINA HI 96761	244014006	76	B REPT	8/21/2007
6380	HONU KAI CONDOMINIUM (BLDG SE-C), HOKULANI ENCLAVE	130 KAI MALINA PKWY LAHAINA HI 96761	244014006	54	B REPT	8/21/2007
6263	HULAMA ESTATES	2790 MOKOI ST LIHUE HI 96766	432008032	2	B REPT	8/29/2007
6381	IPUKA ALAHELE CONDOMINIUM	2308 KIPUKA ST KOLOA HI 96756	428023029	2	B REPT	8/13/2007
6406	KAKIMOTO CONDOMINIUM	4-5101 KUHIO HWY ANAHOLA HI 96703	449002016	2	B REPT	8/28/2007
6290	KEALANANI MAKEE PHASES 1 AND 2	2371 KEALIA RD KEALIA HI 96751	447003002	60	B REPT	8/1/2007
6052	KULALANI AT MAUNA LANI (PHASE 2)	68-1118 N KANIKU DR KOHALA HI 96741	368022007	78	SUPPL 2	8/14/2007
6313	KULALANI AT MAUNA LANI (PHASE 3)	68-118 N KANIKU DR KAMUELA HI 96743	368022007	64	SUPPL	8/14/2007
5589	KULALANI AT MAUNA LANI (PHASE 1)	68-1118 N KANIKU DR KOHALA HI 96741	368022007	48	SUPPL 2	8/14/2007
6255	LOT 125 ESTATES	4120 KAWILI ST LIHUE HI 96766	436020036	2	B REPT	8/2/2007
6344	MAKILA MANOR	130 PUNEKEA LP LAHAINA HI 96761	247011013	2	B REPT	8/13/2007
6404	MILO COURT AT KEHALANI	HONOAPIILANI HWY	235001081	94	CONT.	8/21/2007

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6385	OAHU AVE. CONDOMINIUM RESIDENCE	WAILUKU HI 96793 2412 & 2414 OAHU AVE HONOLULU HI 96822	129011011	2	B REPT	8/7/2007
6386	OPAEEKAA ESTATE	6490 OPAEEKAA RD KAPAA HI 96746	442006015	2	B REPT	8/21/2007
6360	PIIKOI TERRACE	1314 PIIKOI ST HONOLULU HI 96814	124012008	36	B REPT	8/1/2007
6408	PILI MAI AT PO'IPU PHASE II	2611 KIAHUNA PLANTATION DR KOLOA HI 96756	428014033	39	CONT.	8/15/2007
6384	SACRED FALLS	53-834 D & E KAMEHAMEHA HWY HAUULA HI 96717	153013001	2	B REPT	8/27/2007
6186	SEASCAPE CONDOMINIUM PHASE I	KAKAHIKA ST KAILUA KONA HI 96740	373010051	40	B AMEND	8/8/2007
6194	SOUTH SHORE PLAZA	411 HUKU LII PL KIHEI HI 96753	239045019	13	B AMEND	8/6/2007
5848	SPINNAKER PLACE TOWNHOMES-INCR 4	KEONE'ULA BLVD EWA BEACH HI 96706	191012058	14	SUPPL	8/6/2007
6401	STADIG ESTATES	4688 LAE RD KALAHEO HI 96741	424005079	2	B REPT	8/27/2007
4089	WATERFALL FARMS	LOT 13 KALIHUWAI RIDGE HANALEI HI	452017013	2	SUPPL 2	8/6/2007
6392	WEST MAUI BREAKERS THE	3702 LWR HONOAPIILANI RD LAHAINA HI 96761	243006002	90	FINAL	8/3/2007
0	Preliminary Reports					
2	Contingent Final Reports					
1	Final Reports					
6	Supplementary Reports					
23	B Reports					
2	B Amendment Reports					
34	TOTAL REPORTS					

“Moratorium on ag subdivisions” *The Honolulu Advertiser* (August 6, 2007)

Article distributed for informational purposes.

State of Georgia House Bill 383 relating to master association, subcondominium, subassociation; State of Washington statutes relating to subassociations, master associations

Information distributed for informational purposes.

Program of Work: **Legislative Acts and Resolutions**

It was reported that Staff is currently working with the Legislative Auditor on SCR 160 and has provided an enormous amount of information to the Auditor. The Auditor has also been in contact with some Commissioners.

It appears that the Auditor's goal is to have the report completed within 45 days before the legislative session.

Condominium Specialist Office for the Day

Meetings with concerned individuals were held during the LRRC and ERC meetings.

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 Ball, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to accept the Condominium Education Fund Financial Report for the period ending June 30, 2007.

Next Meeting: October 10, 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.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, Vice Chair Suiso adjourned the meeting at 10:56 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

September 17, 2007

Date

Minutes approved as is.
 Minutes approved with changes; see minutes of _____