

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: December 9, 2009

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

Present: Michele Sunahara Loudermilk, Chair, Public / Honolulu Commissioner
Mark Suiso, Vice Chair, Public / Honolulu Commissioner
Louis Abrams, Broker / Kauai Commissioner
Trudy Nishihara, Broker / Honolulu Commissioner
Carol Ball, Broker / Maui Commissioner
Annette Aiona, Broker / Hilo Commissioner
Frances Gendrano, Broker / Honolulu Commissioner
Walt Harvey, Broker / Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer
Jon Ellis Pangilinan, Executive Officer
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
Benedyne Stone, Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
David Grupen, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Wayne Thorburn, PSI Services, LLC
Aron Espinueva, Hawaii Association of REALTORS®
Myoung Oh, Hawaii Association of REALTORS®
Marsha Shimizu, Hawaii Association of REALTORS®
David Catanzaro, REMI School

Absent: Stanley Kuriyama, Broker / Honolulu Commissioner

Call to Order: Chair Loudermilk called the meeting to order at 9:31 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.

Commissioner Kuriyama was excused from the meeting. Prior notification of his non-attendance was received.

Condominium
Specialist's
Report:

Additional Distribution

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

4. Condominium Governance and Management
- d. Condominium Seminars and Symposium – "3rd and final 'option' to renew existing contract with Community Associations Institute Hawaii Chapter for the development and delivery of educational seminars"
9. Budget and Finance Report

Minutes:

Upon a motion by Commissioner Aiona, seconded by Commissioner Abrams, it was voted on and unanimously carried to accept the minutes of the November 4, 2009 Condominium Review Committee meeting as circulated.

Condominium
Governance and
Management:

AOUO Registrations

Specialist Stone reported that as of November 30, 2009, 1,553 AOUOs have successfully registered.

Condominium Seminars and Symposium – "3rd and final 'option' to renew existing contract with Community Associations Institute Hawaii Chapter for the development and delivery of educational seminars"

The committee discussed its option to exercise the Commission's 3rd and final option to renew the CAI Hawaii contract from July 1, 2010 through June 30, 2011. The services were procured through HEPS.

Staff conducted a non-statistical evaluation of the participants' surveys submitted by CAI Hawaii to date.

Staff noted that most of the returned surveys were positive. The returned surveys included ones from registered associations. Staff also reported that last year, the Condominium Council of Maui expressed interest in offering condominium seminars. Oral and written information on registering with HEPS at that time was provided.

Upon a motion by Commissioner Abrams, seconded by Commissioner Suiso, it was voted on and unanimously carried to exercise the Commission's 3rd and final option to renew its contract with CAI Hawaii Chapter for one fiscal year, July 1, 2010 through June 30, 2011.

It was also suggested that staff discuss with CAI Hawaii the possibility of increasing its marketing efforts to increase the percentage of condominium owner attendees who are not board members and to increase the percentage of offerings planned specifically for condominium owners who are not board members.

Condominium Related Articles

The following condominium related articles were distributed for informational purposes: "Altogether Now," "Absolute Power," "High Impact" (*Commonground* Community Association Institute - November December 2009); and "Maui Receives New Digital Flood Insurance Rate Maps," "Q&A Regarding the October 2009 Flood Insurance Changes" (*Wai Halana Hawaii Flood News* October 2009).

CDR Pilot Program – In the Matter of April and Steve Kachilla vs. Woodcreek AOA Board of Directors CMDR 0809-4

Distribution for informational purposes.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

A list of those condominium projects issued effective dates during the month of November 2009 were distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNIT	REPORT	DATE
6886	2004 KEALOHA	2004 & 2004-A KEALOHA ST HONOLULU HI 96819	113007080	2	B REPT	11/17/2009
6894	2836 & 2838 BOOTH ROAD	2836 & 2838 BOOTH RD HONOLULU HI 96813	122027036	2	B REPT	11/19/2009
6889	45-519 & 45-521 KAPALAI ROAD	45-519 & 45-521 KAPALAI RD KANEHOE HI 96744	145071038	2	B REPT	11/6/2009
5866	91-287 EWA BEACH	91-287 EWA BEACH RD EWA BEACH HI 96706	191023031	2	SUPPL	11/23/2009
6859	916 AND 920 CEDAR STREET	916 & 920 CEDAR ST HONOLULU HI 96814	123013021	2	B AMD	11/10/2009
6185	ALLURE WAIKIKI	1837 KALAKAUA AVE HONOLULU HI 96815	126013001	292	B AMD 4	11/4/2009
6888	ANGEL ACRES	181 & 183 KAPUAI RD HAIKU HI 96708	228009051	2	B REPT	11/2/2009
6392	BREAKERS THE (FKA WEST MAUI BREAKERS THE)	3702 LWR HONOAPIILANI RD LAHAINA HI 96761	243006002	90	SUPPL	11/18/2009
6892	ELON CONDOMINIUM	132 ALALUANA RD MAKAWAO HI 96708	224015022	2	B REPT	11/13/2009
6890	IKENA MAUKA KAI CONDOMINIUM	99 & 107 LAU NIU WAY LAHAINA HI 96761	247010080	2	B REPT	11/16/2009
6891	KAR CONDOMINIUM	72 & 74 WAHELANI ST KULA HI 96790	222010031	2	B REPT	11/9/2009
6174	KOLOA LANDING AT POIPU BEACH PH I	2641 POIPU RD KOLOA HI 96756	428015025	86	B AMD 4	11/10/2009
6616	KOLOA LANDING AT POIPU BEACH PH II	2641 POIPU RD KOLOA HI 96756	428015025	243	B AMD	11/10/2009
6883	MALU CONDOMINIUM	620 & 626 KAI HELE KU ST LAHAINA HI 96761	247009046	2	B REPT	11/2/2009
6367	NANALA AT MEHANA	MANAWAI ST KAPOLEI HI 96707	191016131	100	B AMD 3	11/10/2009
6849	NOHONA AT KAPOLEI - PHASE II	KAI AU AVE KAPOLEI HI 96707	191016146	21	B AMD	11/2/2009
6893	NOHONA AT KAPOLEI - PHASE III	KAI AU AVE KAPOLEI HI 96707	191016146	21	B REPT	11/18/2009
6747	NORSTREET-FAGERSTEDT CONDO	3411 KALUA MOA RD LAWAI HI 96765	426009016	2	B REPT	11/18/2009
6720	OLOHENA HOMESTEAD CONDO	6325 E OLOHENA RD	444009011	2	B REPT	11/4/2009

6714	PANE MAKAI	KAPAA HI 96746 2270 PANE RD	428018009	2	B REPT	11/18/2009
3166	POMAIIKA`I	KOLOA HI 96756 LOT 18 KALIHUWAI RIDGE II	452022018	5	SUPPL	11/17/2009
6199	VILLAS AT KEHALANI PHASE I THE	HANAIEI HI 96714 KEHALANI PKWY	235001074	19	B AMD 3	11/4/2009
6712	VILLAS AT KEHALANI PHASE II THE	WAILUKU HI 96793 KEHALANI PKWY WAILUKU HI 96793	235001074	84	B AMD	11/4/2009
0	Preliminary Reports					
0	Contingent Final Reports					
0	Final Reports					
3	Supplementary Reports					
12	B Reports					
8	B Amendment Reports					
23	TOTAL REPORTS					

Condominium Project Registration Related Articles

The following condominium related articles were distributed for informational purposes: "The Insurance Committee's Corner – When You Lose Your PAL," and "Hawaii PAL Period Ends February 1, 2010" *Wai Halana Hawaii Flood News* October 2009.

Program of Work: Condominium Laws and Education

It was reported that the November 2009 issue of the Hawaii Condominium Bulletin included an article entitled "New Updates of Condominium Booklets Available on the Web." Last minute changes and corrections to the booklets have delayed posting. Anticipated posting date is Tuesday, December 15, 2009.

Hawaii Condominium Bulletin – Issuance of Certificate of Appreciation "John Ramsey," consultant

Upon a motion by Commissioner Abrams, seconded by Commissioner Suiso, it was voted on and unanimously carried to issue a certificate of appreciation to John Ramsey in appreciation of his 23 years of service as the Real Estate Bulletin and Hawaii Condominium Bulletin Consultant.

Rulemaking, Chapter 107

Specialist Stone reported that the extended deadline to submit comments was November 17, 2009. Volunteer Lloyd Sodemani indicated that the first draft is expected to be completed by the end of December.

Interactive Participation with Organizations – CAI's 59th National Conference April 28 - May 1, 2010

The information flyer on the upcoming CAI National Conference to be held April 28 to May 1, 2010 was distributed for informational purposes.

Condominium Reference Library

Specialist Leong reported receiving a letter thanking the Real Estate Commission for donating 4 sets of the Condominium Reference Library material purchased

through the CAI Adopt a Library program. The four sets were distributed to the Kailua-Kona, Kaneohe, Liliha and Mililani branches. One set is housed at the Real Estate Branch office for public viewing.

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.

CETF Budget & Finance Report: Upon a motion by Commissioner Abrams, seconded by Commissioner Ball, it was voted on and unanimously carried to accept the Condominium Education Trust Fund Financial Report for the period ending September 30, 2009.

Next Meeting: January 13, 2010
Upon adjournment of 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, Chair Loudermilk adjourned the meeting at 9:42 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

December 10, 2009

Date

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