

CONDOMINIUM REVIEW COMMITTEE
Real Estate Commission
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.state.hi.us/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: October 9, 2002

Time: 11:00 a.m.

Place: Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Present: Mitchell Imanaka, Chair
Peter Rice, Vice Chair
Louis Abrams, Member
Marshall Chinen, Member
Patricia Choi, Member
Kathleen Kagawa, Member
Iris Okawa, Member
Vern Yamanaka, Member

Alan Taniguchi, Executive Officer
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
David Grupen, Condominium Specialist
Gordon Arakaki, Condominium Recodification Attorney
Diane Choy Fujimura, Senior Real Estate Specialist
Lorene Arata, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Mary Begier, Hawaii Association of Realtors

Excused: John Ohama, Member

Call to Order: Chair Imanaka called the meeting to order at 11:00 a.m., at which time quorum was established.

Chair's Report: No report was presented.

Condominium
Specialist's
Report:

Minutes

Upon a motion by Commissioner Rice, seconded by Commissioner Kagawa, it was voted on and unanimously carried to accept the minutes of the September 4, 2002 Condominium Review Committee meeting as circulated.

Condominium
Governance and
Management:

AOAO / CMA / CHO Registrations

Specialist Grupen reported that as of September 30, 2002, 1,448 AOAOs have successfully registered.

Upon a motion by Commissioner Abrams, seconded by Commissioner Rice, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Association of Apartment Owners through September 30, 2002 for the 2001-2003 registration. The associations are as follows:

Kai Nui Court	09/09/2002
Kalamaku'u	09/09/2002
Kauai Coast Resort at the Beachboy	09/23/2002
Nihi Gardens	09/23/2002

Condominium Seminars and Symposium

Specialist Yee reported that staff will be monitoring the October 17, 2002 REC subsidized seminar "Firing Line: Terminating Association Employees Do's and Don'ts" being offered by CAI Hawaii.

Case Law Review Program

The following articles from the September 2002 issue of *Community Association Lawreporter* were distributed for informational purposes: "Common Expenses Must Be Paid by All Owners" and "Assessments Charged to Unit Owners Must Be Consistent with Governing Documents."

Condominium Related Articles

The article entitled "Community Spirit" from the July/August 2002 issue of *Common Ground* was distributed for informational purposes.

The following articles from the August/September 2002 issue of *Building Management Hawaii* were distributed for informational purposes: "The Destructive Power of Fire" and "Condition Critical, Signs of an Unhealthy Association."

Specialist Yee reported that she will look into receiving permission to post pertinent articles on the Commission's website.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

Upon a motion by Commissioner Rice, seconded by Commissioner Okawa, it was voted on and unanimously carried to recommend approval to ratify issuance of effective dates for public reports for the month of September 2002 as follows:

Proj No	Project Name	Project Address	TMK #	Report	Date
4655	'AWAPUHI CONDOMINIUM	LOT 14 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:014	Suppl 1	09/23/02
4656	'EKAHA CONDOMINIUM	LOT 6 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:006	Suppl 1	09/23/02
4659	'IE'IE CONDOMINIUM	LOT 5 NAMAHANA FARMS SUBDIV HANAIEI	(4)5-02-024:005	Suppl 1	09/23/02
4903	66-114 HALEIWA ROAD	66-114 HALEIWA RD HALEIWA HI 96712	(1)6-06-003:024	Final	09/06/02
4919	BABY BEACH CONDOMINIUM	LOT 80A KAPAA TWN LOTS 2D SERI KAPAA HI	(4)4-05-002:003	Final	09/25/02
4932	BAREFOOT CONDOMINIUM	803 KUMULANI DRIVE KIHAI HI 96753	(2)2-01-018:040	Final	09/27/02
4925	COCONUT PLNTN@KO OLINA RESORT AND MARINA 4	92-1070 OLANI ST KAPOLEI HI 96707	(1)9-01-056:004	Prelim	09/10/02
4866	CORTEBELLA PHASE 15	91-1841 TO 91-1877 LUAHOANA ST EWA BEACH HI 96706	(1)9-01-010:048	Final	09/03/02
4834	DESTINY II AT MILILANI MAUKA PH I	KEKAHI ST & PUUKOA ST MILILANI HI 96789	(1)9-05-002:034	Final	09/09/02
4657	HAPU'U CONDOMINIUM	LOT 15 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:015	Suppl 1	09/23/02
4658	HAU CONDOMINIUM	LOT 9 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:009	Suppl 1	09/23/02
4929	HU'ELANI PHASE 5	91-248 TO 91-255 LUKINI PL EWA BEACH HI 96706	(1)9-01-116:006	Prelim	09/19/02
4615	HUALALAI VILLAGE	HUALALAI RD KAILUA-KONA HI 96740	(3)7-05-010:086	Final	09/13/02
4901	KAILUA BAY RESORT	75-5669 KUAKINI HWY KAILUA-KONA HI 96740	(3)7-05-004:021	Suppl 1	09/16/02
4913	KALAMA ESTATES CONDOMINIUM	6501 KALAMA RD KAPAA HI 96746	(4)4-04-002:026	Final	09/06/02
4858	KAMAKANI KAI	4-1176 KUHIO HIGHWAY KAPAA HI 96746	(4)4-05-006:003	Final	09/03/02
4660	KAMOLE CONDOMINIUM	LOT 13 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:013	Suppl 1	09/23/02
4922	KONA SEA VILLAS	ALII DR KAILUA-KONA HI 96740	(3)7-05-019:001	Prelim	09/18/02
4661	KUKUI CONDOMINIUM	LOT 12 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:012	Suppl 1	09/23/02
4917	MALAMA 'O PAUOA	3060 TO 3110 BOOTH RD HONOLULU HI 96813	(1)2-02-039:007	Final	09/03/02
4662	MOA CONDOMINIUM	LOT 7 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:007	Suppl 1	09/23/02
4927	MOLOAA VALLEY FARMS	LOT D-2 PORTN OF LOT D-2 MOLOA KAWAIIHI HI	(4)4-09-011:038	Final	09/27/02
4795	NAPILI VILLAS - PHASE II	HANAWAI ST NAPILI HI 96761	(2)4-03-003:110	Final	09/26/02
4663	NEKE CONDOMINIUM	LOT 4 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:004	Suppl 1	09/23/02
4664	OHI'A CONDOMINIUM	LOT 10 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:010	Suppl 1	09/23/02
4666	PALA'A CONDOMINIUM	LOT2 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:002	Suppl 1	09/23/02
4667	PAMOHO CONDOMINIUM	LOT11 NAMAHANA FARMS SUBDIV HANAIEI HI	(4)5-02-024:011	Suppl 1	09/23/02
4688	PUUWAI ESTATES	LOTS 4 & 5/SUBDIV OF LOT 89 KALAHEO HI	(4)2-04-004:052	Final	09/04/02
4883	RAINBOW PLAZA CONDOMINIUM	2-2514 KAUMUALII HWY KALAHEO HI 96741	(4)2-03-012:012	Final	09/04/02
4921	TERRAZZA PHASE 6	91-124 MAKALE'A ST EWA BEACH HI 96706	(1)9-01-010:055	Prelim	09/03/02

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4669	ULUHE CONDOMINIUM	LOT 1 NAMAHAHA FARMS SUBDIV HANAIEI HI	(4)5-02-024:001	Suppl 1	09/23/02
4926	WAIKOLOA COLONY VILLAS	69-555 WAIKOLOA BEACH DR WAIKOLOA HI 96738	(3)6-09-07:035	Cont. Final	09/10/02

Preliminary Reports: 4
Contingent Final Reports: 1
Final Reports: 13
Supplementary Reports: 14

Total: 32

Chair Imanaka reported that project statistics collected for the consultants' review time for the period July 1 through September 30, 2002 were provided for the committee's information. The average review is approximately 10 to 17 days. Chair Imanaka commended the consultants for doing an excellent job and providing excellent service to the community.

County of Hawaii

Commissioner Yamanaka reported that the meeting packet included a copy of a letter from the Hawaii Island Board of Realtors to the Hawaii County Planning Department expressing its concerns on condo projects in ag districts. The information was provided to keep the committee abreast of the concerns growing on the Big Island.

Chair Imanaka reported that the Commission is in receipt of a copy of the ordinance from the Hawaii County which was file stamped and signed by the Mayor on September 25, 2002. The ordinance is essentially regulating condos like subdivisions.

CPR Workshops and Meetings – Report

A written report on the September 10, 2002 Condominium Consultant's workshop was distributed for informational purposes. Chair Imanaka noted that it was a very productive session thanked the consultants for volunteering their time to attend the workshop.

The committee acknowledged receipt of the "Report from the Condominium Consultant Workshop of September 10, 2002" and recommended that the CRC commit the recommendations for further study and review.

Program of Work: **Recodification of Chapter 514A**

Recodification Attorney Arakaki reported that the Blue Ribbon Recodification Advisory Committee will be meeting twice a week for half-day sessions to complete its current work product by the end of the month.

Hawaii Condominium Bulletin

Specialist Leong reported that the upcoming Hawaii Condominium Bulletin will have articles relating to renewals, recodification update, reference file-Part II of Ann Anderson's article, Healthy Communication by Tracey Wiltgen, mandatory mediation,

Questions and Answers, mediation case summaries and an article by Commissioner Okawa.

Neighbor Island Outreach

The January 2003 committee meetings will be held on the island of Maui.

CMEF Budget &
Finance Report: No report presented.

Condominium
Organizations Forum: There were no comments, recommendations or concerns 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: Ms. Mary Begier, Hawaii Association of Realtors, thanked the Commission and Specialist Yee for all its work in providing the Hawaii County Council with information regarding the Big Island CPR issues.

Next Meeting: November 13, 2002; 11:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Bldg.
1010 Richards Street, Second Floor
Honolulu, Hawaii 96813

Adjournment: With no further business to discuss, Chair Imanaka adjourned the meeting at 11:15 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

November 13, 2002

Date

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