

**REAL ESTATE COMMISSION**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://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: Friday, March 30, 2007

Time: 9:00 a.m.

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

Present: Stanley Kuriyama, Vice Chair, Broker/Honolulu Commissioner  
Louis Abrams, Broker/Kauai Commissioner  
Annette Aiona, Broker/Hawaii Island Commissioner  
Frances Gendrano, Salesperson/Honolulu Commissioner  
Michele Sunahara Loudermilk, Public/Honolulu Commissioner  
Mark Suiso, Public/Honolulu Commissioner (Late Arrival)

Calvin Kimura, Supervising Executive Officer  
Neil Fujitani, Executive Officer  
Cynthia Yee, Senior Condominium Specialist  
David Grupen, Condominium Specialist  
Diane Choy Fujimura, Senior Real Estate Specialist  
Lorene Kimura, Real Estate Specialist  
Shari Wong, Deputy Attorney General  
Lei Fukumura, Special Deputy Attorney General  
Irene Kotaka, Secretary

Jonathan Kim, General Growth Management, Inc.  
Roxanne Murakami, General Growth Management, Inc.  
Robert Strand, General Growth Management, Inc.  
Gilbert Higuera  
James Lewis  
Joey F. Chapman  
Peter Hamasaki  
Jan Sam  
Bradley Salter  
Shanna Sawyer  
Ken Chong  
Anne Deschene, Hawaii Association of REALTORS  
John Bennett  
Tom Ryan  
Donna Leong  
Mark M. Sato  
Adrienne Go, Rent.com (via teleconference)  
Lisa Yassinger, Rent.com (via teleconference)

Absent: Trudy Nishihara, Chair, Broker/Honolulu Commissioner  
Carol Ball, Broker/Maui Commissioner  
William Chee, Broker/Honolulu Commissioner

Call to Order: The Vice Chair called the meeting to order at 9:03 a.m., at which time quorum was established.

Vice Chair's Report: 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.

Chair Nishihara, Commissioner Chee, and Commissioner Ball were excused from the meeting. Prior notification of their non-attendance was received.

#### **Standing Committee Reports**

Given that each Committee consists of all nine members of the Commission, it is appropriate for the Committees to be given the authority to effectuate decisions unless the Committee refers the matter to the Commission.

Upon a motion by Commissioner Suiso, seconded by Commissioner Gendrano, it was voted on and unanimously carried to adopt as policy that the Standing Committees exercise their authority to effectuate decisions, as long as the number of members in each committee consists of the statutorily mandated number of Commissioners, and the Committees further reserve their rights to defer a decision to the Real Estate Commission meeting.

Executive Officer's Report: The Executive Officer informed the Commissioners that the original applications with any original associated documents to be considered at the meeting were available for review.

#### **Additional Distribution**

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

4. Committee Reports and Program of Work
  - e. Legislative Bills and Report
    - 1) Report on Legislative Bills - Legislative Report No. 5
6. Licensing – Applications
  - j. Bradley D. Salter

#### **Minutes of Previous Meeting**

Upon a motion by Commissioner Abrams, seconded by Commissioner Suiso, it was voted on and unanimously carried to accept the minutes of the February 23, 2007 meeting.

Upon a motion by Commissioner Abrams, seconded by Commissioner Suiso, it was voted on and unanimously carried to amend the minutes of the September 22, 2006 Real Estate Commission Meeting, Page 12, to read as follows:

**In the Matter of the Real Estate Salesperson's License of Christina Aquino, REC 2006-33-L**

"Upon a motion by Commissioner Kuriyama, seconded by Commissioner Ball, It was voted on and unanimously carried to approve the Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order Granting Petitioner's Action for Summary Judgment and the Commission's Final Order."

Committee Reports:

**Laws and Rules Review Committee**

Upon a motion by Commissioner Aiona, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to accept the report of the March 14, 2007 Laws and Rules Review Committee meeting as follows:

1. Minutes of the February 14, 2007 Meeting – **Accept.**
2. REC Chair Report – Standing Committees – **Recommend** that decision making on the Commission's Standing Committees' authority to effectuate decisions made at the Committee meetings be deferred to the March 30, 2007 Real Estate Commission Meeting.
3. Program of Work
  - a. Real Estate Recovery Fund – Opinion Request – Ronald Michioka, Esq. – **Recommend** that no action be taken on the request at this time.
  - b. Neighbor Island Outreach – The next neighbor island outreach is scheduled for the island of Kauai in June 2007.
4. ARELLO, Other Organizations and Jurisdictions – NAR Annual Meeting Report – **Acknowledge receipt** of the NAR Annual Meeting Report submitted by Commissioner Nishihara and the SEO.
5. Next Meeting: Wednesday, April 11, 2007  
9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Special Issues – Rent.com – Adrienne Go and Lisa Yassinger were present at the meeting via teleconference. Ms. Go informed the Commissioners that she has been with Rent.com for two years. Rent.com is affiliated with eBay. Rent.com is an internet platform that allows landlords to post rental information. Rent.com is a licensed real estate broker in various states because it was not clear whether or not they would need to be licensed. They have been talking with various Commission staff around the United States, including Hawaii, about being licensed.

Ms. Go stated that she does not practice law in Hawaii. She was there to provide more information about the business and what the requirements are. They would like to determine whether or not it is appropriate for them to continue to be

licensed in Hawaii. After looking at the statutes, they do not feel that they have to be licensed as Rent.com is providing a rental platform for landlords to advertise in. They are not showing houses or doing closings. They are operating a website that allows owners to post their listing. They are not in the business of leasing and do not handle lease transactions or show apartments. They would like to be able to discontinue their Hawaii real estate broker's license. eBay and Rent.com are committed to working with regulators. They want to make sure that they are on the right side of the line.

Ms. Go thanked the Commissioners for the opportunity to speak at the meeting.

Upon a motion by Commissioner Abrams, seconded by Commissioner Gendrano, it was voted on and unanimously carried to take this matter under advisement.

#### **Education Review Committee**

Upon a motion by Commissioner Aiona, seconded by Commissioner Abrams, it was voted on and unanimously carried to accept the report of the March 14, 2007 Education Review Committee as follows:

1. Minutes of February 14, 2007 – **Accept**
2. Erica I. Bejarano, letter dated 2/22/07 – **Recommend amending** the ERC minutes of Wednesday, January 12, 2005, by replacing “. . . **was caught cheating . . .**” with “. . . **was found to have been in violation of the rule that prohibits candidates from taking study materials or papers into the examination room . . . .**”
3. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors – Applications – Provider – EcoBroker International; Jennifer Shank, Administrator – **Recommend approval**
4. Continuing Education Core Course – ProSchools, Inc. Proposal and Digital Learning Centers, LLC – Senior Specialist Fujimura reported that there is a new Electronic Procurement System that is in place for the procurement of services. As a result, staff has had to start the procurement process over to conform to the new requirements. Therefore, no decision was rendered regarding the proposal. The proposal will be posted on the State's website for thirty days. After that period, the proposals will be forwarded to the Commission for review and decision making. Commissioners Gendrano, Abrams, Nishihara, and Ball will be reviewing three courses and the online real estate broker's course. The commercial real estate courses are Dearborn courses. As was presented at the ERC meeting, the bells and whistles are not in the online real estate broker's course or the real estate broker's course. Staff is anticipating receiving proposals from the same two vendors.
5. Program of Work, FY07 – Real Estate Seminars and Instructor's Development Workshop – Proposal from Hawaii Association of REALTORS® - **Recommend acceptance of HAR's proposal to assist the Real Estate Commission in producing and delivering Instructor Development Workshops, and other real estate-related workshops, courses, seminars and events, subject to budget and procurement/small purchase contract requirements.**

6. Program of Work, FY07 – Education Evaluation Task Force – Report – Meeting of Thursday, February 27, 2007 – **Recommend approval** of the following:
  - a. Develop a mandatory, stand-alone course for brokers to take prior to opening their own brokerage.
  - b. Add the course category “Broker Management” to the current list of course categories for CE elective course applications.
  - c. The Prelicense Education Equivalency be made available ONLY to salesperson candidates.
  - d. Review and amend the prelicense education equivalency waiver categories.
  - e. The DREI designation should not be included in the Hawaii Administrative Rules as a waiver of professional requirements for Hawaii real estate instructors.
  - f. Two course completion certificates will be available for the 2007-2008 core course, one for Part A, and one for Part B.
7. Next Meeting: Wednesday, April, 2007  
Upon adjournment of the Laws and Rules Review Committee Meeting, that convenes at 9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, HI 96813

### **Condominium Review Committee**

Upon a motion by Commissioner Abrams, seconded by Commissioner Aiona, it was voted on and unanimously carried to accept the report of the March 14, 2007 Condominium Review Committee as follows:

1. Minutes of February 14, 2007 Meeting – **Accept**
2. Condominium Governance and Management
  - a. Informal Non-Binding Interpretation Request – Pacific Rim Bank – Request for Non-Binding Opinion Concerning Deposits of Funds of Hawaii Owners Associations, Pursuant to Sections 514A-97(c)(1) and 514B-149(c)(1), Hawaii Revised Statutes – Deferred from January 10, 2007 Meeting – **Recommend approval** to decline to issue an informal non-binding interpretation and recommend that Pacific Rim consult with the DCCA’s Division of Financial Institutions and/or revisit and submit its written request to address the language of section 514B-149(c)(1)(A), Hawaii Revised Statutes.
3. CPR Registration and Developer’s Public Reports
  - a. CPR Project – Chapter 514A, HRS, registration questionnaire – Deferred from January 10, 2007 meeting – **Recommend approval** to include a “Questionnaire” as part of Chapter 514B, HRS, condominium project registration application. The questionnaire shall include those items currently requested in the Chapter 514A, HRS, condominium project registration application, and shall exclude any items, areas, or information that are already included as part of the Chapter 514B, HRS, developer’s public report form.

- b. Informal Non-Binding Interpretation Requests §514B-23, HRS, Amendments to governing instruments, §514A-1.5, HRS, Act 93, §9 (SLH 2005) – Galen C. K. Leong, Esq. – With concerns about the age of the condominium itself (Iolani Regent) and with concerns about consumer protection, **recommend approval** to issue an informal non-binding interpretation that a condominium created in 1990 where the declaration, bylaws, and condominium map were recorded in 1990 and where the project was never registered with the Commission and the developer remains the owner of all the units in the condominium project, allow the developer the option to register the condominium project and sell in accordance with Chapter 514B, HRS, provided the developer pursuant to section 514B-84(a)(3), HRS, does the following:
- 1) Disclose in the developer's public report that the developer has not received a letter from the appropriate county officer verifying the structures are in compliance with all zoning and building ordinances and codes applicable to the project at the time it was built; and update the developer's public report should the letter later be received;
  - 2) Secure a verified statement signed by a licensed architect and/or engineer that the structures are in compliance with all zoning and building ordinances and codes applicable to the project at the time it was built and specifically disclosing the information in the developer's public report including the disclosure of any violations and non-compliance with a date certain as to when the violations and non-compliance shall be cured as provided in §514B-32(a)(13), HRS, and §514B-89, HRS. The verified statement shall provide the same level of assurances and information as a county officer's verification required by §514B-84(a)(2), HRS.
  - 3) Specifically amend the condominium project's 514A, HRS declaration to include provisions that the condominium project shall be governed by Chapter 514B, HRS, including the requirements relating to registration and sale of the condominium apartments/units and protection of condominium purchasers.
  - 4) Restate the declarations, bylaws, condominium map and other constituent documents as a Chapter 514B, HRS, condominium property regime.
  - 5) The assigned condominium consultant shall monitor the developer's compliance with the stated conditions and disclosures as set forth above and verify to the Commission, the developer's compliance with the stated conditions and disclosures.
- c. Informal Non-Binding Interpretation Requests §514A-40(b), §514A-4, §514A-20, §514A-31, §514A-105, HRS – Galen C. K. Leong, Esq. – **Recommend approval** to decline to issue an informal non-binding interpretation since the issue has been made moot by the recommendation of 3.b) above.

4. Program of Work, FY06 – Condominium Recodification and Education – Recommend that staff research the possibility of the reenactment of Parts I, V, and VII of Chapter 514A, HRS.
5. Next Meeting: Wednesday, April 11, 2007  
Upon adjournment of the Education Review Committee meeting which follows 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

### **Legislative Bills and Report**

Legislative Report No. 5 – A copy of Legislative Report No. 5 was distributed to the Commissioners for their information. The SEO highlighted the status of the bills that may impact the Commission.

Lawrence Reifurth, currently the DCCA Deputy Director, was nominated to be the Director of DCCA by the Governor and subject to Senate confirmation.

Commissioner Nishihara was confirmed by the Senate to the Real Estate Commission.

### Licensing – Ratification:

Upon a motion by Commissioner Loudermilk, seconded by Commissioner Abrams, it was voted on and unanimously carried to ratify the attached list.

### Licensing – Applications:

The Vice Chair informed those present that they can request that their application be considered in executive session. They were also informed that the Commissioners have had a chance to review the materials that were submitted with their application. Those who wish to have their application considered in executive session will be considered last.

### **Alex Rojas**

Upon a motion by Commissioner Abrams, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

### **Scott Roy Adams**

Upon a motion by Commissioner Suiso, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

### **Reed B. Rohrer**

Upon a motion by Commissioner Loudermilk, seconded by Commissioner Suiso, it was voted on and unanimously carried to take this matter under advisement.

**Shanna B. Sawyer**

Shanna B. Sawyer was present to answer any questions the Commissioners may have regarding her application for a real estate salesperson's license. She declined executive session.

There were no questions asked of Ms. Sawyer.

Upon a motion by Commissioner Abrams, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

**Joey F. Chapman**

Joey F. Chapman was asked if he wished to have his application considered in executive session. He declined the offer.

Mr. Chapman thanked the Commission for the opportunity to be present at the meeting. He takes full responsibility for what happened and does not make any excuses for it. He has taken steps to get his life back together since that incident. When negative things happen to him, he makes it positive and moves forward. He could not find anything positive about the incident and it was a wake up call for him. He has taken action to improve.

When asked what he was currently doing, Mr. Chapman informed the Commissioners that he was doing construction site work to keep himself busy. He wants to work in sales and to stay busy.

Upon a motion by Commissioner Abrams, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

**Gilbert W. Higuera**

Gilbert W. Higuera was asked if he wished to have his application considered in executive session. He declined the offer.

Mr. Higuera said that he did not have any comments to add.

Mr. Higuera was asked if he had undergone any counseling. Mr. Higuera informed the Commissioners that he had completed therapy a few years ago. The therapy was court-ordered. When asked, Mr. Higuera informed the Commissioners that his counseling lasted five years, the duration of his probation. When asked if he had submitted a letter from his therapist, Mr. Higuera answered that he had not. In order to be released from probation, he needed to complete his therapy. Mr. Higuera said that he went to therapy once or twice a week during the first year, attending both private and group sessions. After the first year, he went to therapy once every two weeks and then later once a month. After he completed his treatment program, he went back voluntarily to help other group members.



Mr. Higuera stated that the information was presented to the State of Nevada. He is currently appealing the Nevada decision. He is leaving on Tuesday for the hearing. Mr. Higuera was asked when he anticipated receiving a decision on his Nevada appeal. He said that his appeal hearing was set for April 9, 2007 and it is his understanding that they would inform him of the decision right there. Mr. Higuera was asked to notify the Commission of the decision.

Mr. Higuera was asked if the unlawful imprisonment was related to a personal situation. He answered. "yes."

Upon a motion by Commissioner Abrams, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

**Thomas Edward Calkins**

Upon a motion by Commissioner Abrams, seconded by Commissioner Suiso, it was voted on and unanimously carried to take this matter under advisement.

**Richard P. Norman**

Upon a motion by Commissioner Abrams, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

**James B. Lewis  
Bradley D. Salter**

James B. Lewis and Bradley D. Salter were deferred for discussion in executive session.

**Douglas Emmett Management Hawaii, LLC**

Peter Hamasaki was present to answer any questions regarding the LLC application of Douglas Emmett Management Hawaii, LLC.

There were no questions.

Upon a motion by Commissioner Abrams, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

**General Growth Management, Inc.**

Robert Stand, Jonathan Kim, and Roxanne Murakami of General Growth Management, Inc. were present to answer any questions that the Commission may have regarding the real estate corporation application.

There were no questions.

Upon a motion by Commissioner Abrams, seconded by Commissioner Gendrano, it was voted on and unanimously carried to take this matter under advisement.

### **ALM Management Services, LLC**

Donna Leong, Senior Vice President of Outrigger Hotels Hawaii was present to answer any questions the Commissioners may have regarding the Condominium Hotel Operator Registration of ALM Management Services, LLC. Ms. Leong was asked if she wished to have the application considered in executive session. She declined the offer.

Outrigger Hotels has a real estate broker's license. The applicant is applying for a CHO registration and is not required to have a real estate broker's license. The real estate brokerage firm owns ALM Management Services, LLC.

Ms. Leong was informed that the laws and rules have specific provisions on the commingling of funds. The Commission wanted to be assured that the funds for the performance of responsibilities by Outrigger Hotels Hawaii and ALM Management Services, LLC would be kept separate.

Ms. Leong was questioned on what would happen if a guest wanted to stay more than 30 days. She said they would be willing to accommodate anyone. She was informed that the CHO registration allows for transient vacation rentals of less than 30 days. If the rental is more than 30 days, it would fall under the real estate broker's law. They are prohibited from offering a rental for more than 30 days. Ms. Leong was asked how they would be able to handle this situation if ALM Management Services, LLC did not have a real estate broker's license. Ms. Leong said that they could instruct the operators to not accept the request. It is a very rare occurrence that someone requests to stay more than 30 days.

Ms. Leong was asked how the ongoing sales were being handled. She said that ALM Management Services, LLC purchased certain units in the Ala Moana Hotel. The sales are being handled by Crescent Heights. If a guest was interested in purchasing a unit at the hotel, they would be referred to Ala Moana Property Development, which has an office on site.

Ms. Leong was informed that the staff had looked at the declaration and bylaws to determine if they were allowed to provide transient vacation rentals. The declaration does not show that the owners are prevented from renting for longer than 30 days. Ms. Leong said that she did not think there was a limitation. It is the individual's prerogative to purchase a unit and live in the unit if they wanted to. It is not in their program.

Upon a motion by Commissioner Abrams, seconded by Commissioner Gendrano, it was voted on and unanimously carried to take this matter under advisement.

### **Carla Sue Kelly**

Upon a motion by Commissioner Suiso, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement.

**James B. Lewis**  
**Bradley D. Salter**

Executive Session: Upon a motion by Commissioner Suiso, seconded by Commissioner Gendrano, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(a)(1), HRS, "To consider and evaluate personal information, relating to individuals applying for professional or vocational licenses cited in section 26-9 or both" and Section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities and liabilities."

Upon a motion by Commissioner Suiso, seconded by Commissioner Aiona, it was voted on and unanimously carried to move out of executive session.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 10:22 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate Broker's Licenses of Two Wahines On The Beach, LLC and Susan B. Osborne, REC 2006-115-L**

Upon a motion by Commissioner Aiona, seconded by Commissioner Abrams, it was voted on and unanimously carried to accept the Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order.

Following the Commission's review, deliberation, and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening its scheduled meeting at 10:28 a.m.

Committee Reports: **Laws and Rules Review Committee**

Request for Formal Opinion – Rent.com

Commissioner Abrams moved that the Commission stand on its previous decision to recommend that Rent.com submit a petition for declaratory relief. Commissioner Aiona seconded the motion. Commissioners Abrams, Suiso, Aiona, and Gendrano voted in favor of the motion. Commissioners Kuriyama and Loudermilk voted against the motion. Due to the lack of five votes for or against the motion, the motion did not pass.

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Abrams, it was voted on and unanimously carried to refer this matter to the next Real Estate Commission for decision making on April 20, 2007.

Licensing –  
Applications:

**Alex Rojas**

After a review of the information submitted by the applicant, Commissioner Loudermilk moved to approve the real estate salesperson's license application of Alex Rojas. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Scott Roy Adams**

After a review of the information submitted by the applicant, Commissioner Loudermilk moved to approve the real estate salesperson's license application of Scott Roy Adams. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Reed B. Rohrer**

After a review of the information submitted by the applicant, Commissioner Abrams moved to approve the conditional real estate salesperson's license of Reed B. Rohrer. Commissioner Loudermilk seconded the motion. The motion was voted on and unanimously carried.

**Shanna B. Sawyer**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to approve the real estate salesperson's license application of Shanna B. Sawyer. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Joey F. Chapman**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to approve the real estate salesperson's license application of Joey F. Chapman. Commissioner Gendrano seconded the motion. The motion was voted on and unanimously carried.

**Gilbert W. Higuera**

After a review of the information presented by the applicant, Commissioner Suiso moved to most likely deny the real estate salesperson's license application of Gilbert W. Higuera, pursuant to HRS § 436B-19(12) and (14). Commissioner Loudermilk seconded the motion. The Commission had concerns regarding the inadequate evidence of satisfactory rehabilitation and fitness to practice in the profession. The motion was voted on and unanimously carried.

**Thomas Edward Calkins**

After a review of the information submitted by the applicant, Commissioner Suiso moved to most likely approve the real estate salesperson's license application of Thomas Edward Calkins. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Richard P. Norman**

After a review of the information submitted by the applicant, Commissioner Suiso moved to most likely approve the real estate salesperson's license application of Richard P. Norman with conditions. Commissioner Abrams seconded the motion. The motion was voted on and carried.

**James B. Lewis**

After a review of the information presented by the applicant, Commissioner Suiso moved to approve the real estate broker and sole proprietor license of James B. Lewis. Commissioner Aiona seconded the motion. The motion was voted on and unanimously carried.

Upon a motion by Commissioner Suiso, seconded by Commissioner Aiona, it was voted on and unanimously carried to have staff research the issue of real estate broker's licenses being issued to out-of-state real estate brokers and to make a recommendation to the Commission based on its findings.

**Bradley D. Salter**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to approve the preclicensing education equivalency upon submission of evidence indicating successful completion of six semester credits in real estate, business, business law, real estate development, or finance courses from an accredited college or university and approve the real estate broker's license subject to the applicant meeting the requirements for a real estate broker's license. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

**Douglas Emmett Management Hawaii, LLC**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to approve the LLC application of Douglas Emmett Management Hawaii, LLC. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

**General Growth Management, Inc.**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to approve the real estate corporation application of General Growth Management, Inc. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

**ALM Management Services, LLC**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to issue a informal, non-binding opinion that because ALM Management Services, LLC is not a real estate broker or a real estate salesperson, it may register as a condominium hotel operator. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

**Cara Sue Kelly**

After a review of the information submitted by the applicant, Commissioner Abrams moved to approve the real estate broker's preclicensing education equivalency application of Carla Sue Kelly. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

Recovery Fund Report: No report was presented.

Next Meeting: Friday, April 20, 2007  
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 Kuriyama adjourned the meeting at 11:47 a.m.

Reviewed and approved by:

/s/ Neil Fujitani  
Neil Fujitani, Executive Officer

April 20, 2007  
Date

[ X ] Approved as circulated.  
[ ] Approved with corrections; see minutes of \_\_\_\_\_ meeting.

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON MARCH 30, 2007

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
Island Premier Realty LLC Philip Campos, PB	02/05/07
Loyal Realty, LLC Wendy W. Lee, PB	02/06/07
Sunwide LLC, Sunwide Properties Michael Babineck, PB	02/07/07
Eileen Lacerte Realty, LLC Eileen Lacerte, PB	02/14/07
PMREI, LLC, Pace Moran Pacific Properties Michael S. Moran, PB	02/21/07
Hawaii' Best Properties, LLC Debra Piro, PB	02/21/07
Resort Properties of the Pacific, LLC Donna V. Holevoet, PB	02/27/07
Community Homes Realty LLC Leo G. Bagoyo, PB	03/09/07
Princeville Realty, LLC, Princeville Realty Michael Y. M. Loo, PB	03/15/07
<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Iwaki USA Corporation Naomi Saito, PB	03/05/07
Commercial Property Management Corporation Katherine Cadiente, PB	03/07/07
Pacific Property Group Inc. Miles T. Kamimura, PB	03/19/07
Golden House Realty Hawaii Inc. Faye Chau-Kwang Lee, PB	03/12/07
<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Andy Brous	01/03/07
Micah Miller	01/05/07
Bob R. Deyoung	01/09/07
Nancy A. Helmer	01/11/07
Akimi Mallin	01/12/07
Yvonne C. Bailey	01/18/07
Meredith Stuart Murphy	01/19/07
Felipe O. Pomar	01/19/07
Jacqueline Mansard	01/22/07
Harold H. Miller	02/01/07
Paul L. Gerring	02/02/07
Jacob A. Schneider	02/06/07
Lisa Kwak, VIP Associates	02/07/07
Gary Belk, Hawaii Fractional Homes	02/15/07
Jim Maze	02/16/07
Nedra J. Goedert, Mamane Street Realty	02/20/07

Brokers – Sole Proprietor

	<u>Effective Date</u>
Wayne L. Voigt	02/20/07
Judy Taong	02/21/07
Stephanie K. Coble, Molokai Real Estate	02/26/07
Kim Toshie Maruyama	02/26/07
Mark Ackrich, Maui Coast Properties	03/01/07
George V. Vea, Coastal County Properties	03/02/07
Doug Joy, Global Realty	03/07/07

Trade Name

	<u>Effective Date</u>
Mordecai Melamed, Statewide Properties	01/29/07

Branch Office

	<u>Effective Date</u>
KCC Realty LLC Ruth M. F. Lin, PB	01/29/07
Maryl Realty Inc., Coldwell Banker Maryl Realty Bud Norwood, PB	02/22/07

Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
Camila Ann Gill	02/21/09
John Elago Garcia	02/21/09
Nicholas Alexander Eckerman	02/21/09
Allen N. Davey	02/21/09
Tawnya Jade Bergman	02/21/09
Charles P. Trigilio	02/22/09
Reynoso Peralta Aquino	02/26/09
Nicholas J. Fidelibus	02/28/09
Brian Robert McDonald	03/01/09
Robert Polniak	03/01/09
Steven D. Hill	03/01/09
Timothy Richard Holcombe	03/01/09
Roger Lindsay Wood	03/01/09
Ralph Snookal	03/01/09
Eddie Roy Favors, Jr.	03/01/09
Christopher Allen Gagan	03/02/09
Michael Alan Ferrington	03/07/09
Christopher Ryan Puleo	03/07/09
Travis Michael Hopp	03/07/09
Meghan MacLean Clair	03/09/09
Dimitrius A. Pulido	03/09/09
Kathy Ann Kurpita	03/09/09
Susie Boe Purdy	03/09/09
Jeffrey Allen Mrizek	03/09/09
Stephanie Marie Perrault	03/09/09
Dave Watts	03/09/09
Scott Michael Cotteen	03/09/09
James Charles Loustalot	03/09/09
Athina Maria Cotteen	03/09/09
Michelle Kuuipo Eoff	03/09/09
John C. Brown	03/09/09
Donald Boyd Archer	03/13/09
Danny Mark Clark	03/13/09



Equivalency to Uniform Section of Examination Certificate

	<u>Expiration Date</u>
James Lawrence Shelton, Jr.	03/13/09
Thomas Andrew Heil	03/13/09
Lynn Elizabeth Larkin	03/13/09
Ferdinand Dimaya	03/13/09
Mitchell Craig Chapman	03/13/09
Luong Quoc Lam	03/13/09
Amparo Cabico	03/14/09
Richard Ward Harris	03/16/09
Craig William Wright	03/16/09
Deborah Sitbon	03/19/09
Gregory Floyd Meinhold	03/19/09
Lester Geovanny Rivera	03/19/09
Joyce Mary Larecque	03/19/09
Bertha Alicia Alcaraz	03/19/09
Anthony J. Malveto	03/19/09
Brandon Kekoa Eberhardt	03/19/09
Mitzi Kay Bibber-Bierman	03/20/09
Vanessa Gardiner	03/20/09
Eric Christian Capistran	03/20/09

Educational Equivalency Certificate

	<u>Expiration Date</u>
Camila Ann Gill	02/21/09
John Elago Garcia	02/21/09
M. Eileen O'Hora-Weir	02/21/09
Charles P. Trigilio	02/22/09
Reynoso Peralta Aquino	02/26/09
Kimberly Grace Rodriguez	02/27/09
Nicholas J. Fidelibus	02/28/09
Brian Robert McDonald	03/01/09
Robert Polniak	03/01/09
Steven D. Hill	03/01/09
Timothy Richard Holcombe	03/01/09
Roger Lindsay Wood	03/01/09
Ralph Snookal	03/01/09
Eddie Roy Favors, Jr.	03/01/09
Christopher Allen Gagan	03/02/09
Michael Alan Ferrington	03/07/09
Christopher Ryan Puleo	03/07/09
Richard Peter Norman	03/07/09
Travis Michael Hopp	03/07/09
Meghan MacLean Clair	03/09/09
Dimitrius A. Pulido	03/09/09
Brandon Miyai Benson	03/09/09
Kathy Ann Kurpita	03/09/09
Susie Boe Purdy	03/09/09
Jeffrey Allen Mrizek	03/09/09
Stephanie Marie Perrault	03/09/09
Ichael James Mihora	03/09/09
Robert Beatty Tully	03/09/09
Mickey Kromann-Jensen	03/09/09
Dave Watts	03/09/09

Educational Equivalency Certificate

	<u>Expiration Date</u>
Scott Michael Cotteen	03/09/09
James Charles Loustalot	03/09/09
Athina Maria Cotteen	03/09/09
Patricia N. Balio	03/09/09
Michelle Kuuipo Eoff	03/09/09
John C. Brown	03/09/09
Elie K. Kato	03/09/09
William Horace Dodd	03/12/09
Donald Boyd Archer	03/13/09
Danny Mark Clark	03/13/09
James Lawrence Shelton, Jr.	03/13/09
Thomas Andrew Heil	03/13/09
JoAnn Short	03/13/09
Lynn Elizabeth Larkin	03/13/09
Ferdinand Dimaya	03/13/09
Yvonne Marie Jaramillo	03/13/09
Mitchell Craig Chapman	03/13/09
Luong Quoc Lam	03/13/09
Richard Ward Harris	03/16/09
Craig William Wright	03/16/09
Deborah Sitbon	03/19/09
Gregory Floyd Meinhold	03/19/09
Lester Geovanny Rivera	03/19/09
Joyce Mary Larecque	03/19/09
Bertha Alicia Alcaraz	03/19/09
Anthony J. Malveto	03/19/09
Kimm Midori Hirahara	03/19/09
Brandon Kekoa Eberhardt	03/19/09
Mitzi Kay Bibber-Bierman	03/20/09
Vanessa Gardiner	03/20/09
Eric Christian Capistran	03/20/09

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Nelson Kiyoshi Koki	02/20/09
Jose Arturo Donate	02/21/09
Sydney Lynn Sampson	02/22/09
Michael Mitsuri Nishizawa	02/28/09
David Wayne Deweese	02/28/09
Nicholas J. Fidelibus	02/28/09
Brian Robert McDonald	03/01/09
Chester David Haberle, Jr.	03/01/09
Andrew Dean Starn	03/01/09
Sherry Jordan	03/01/09
Linda C. Gray	03/01/09
Rollie John Litteral	03/01/09
Christopher Allen Gagan	03/02/09
James Kazuo Nakagawa	03/05/09
Michael Alan Ferrington	03/07/09
Richard Peter Norman	03/07/09
Angel B. Yumol	03/07/09
Michael Bamman Pietsch	03/07/09

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Maliana B. Tufele	03/09/09
Karin Virginia Moody	03/09/09
Jeffrey Allen Mrizek	03/09/09
Mae Kiruie Murakami	03/09/09
Earl John Dirgo	03/09/09
Scott Richard Carvill	03/09/09

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Dave Watts	03/09/09
Scott Michael Cotteen	03/09/09
James Charles Loustalot	03/09/09
Patricia N. Balio	03/09/09
Gene D. Smith	03/09/09
Laura Tomiko Yamada	03/09/09
Andy Toan Chen	03/09/09
Robin R. Miyashiro	03/09/09
Ricardo P. Z. Viernes	03/09/09
Sharlyene Sachiko Petersen	03/12/09
Ross Kamuela Hirahara	03/12/09
Robert William Patey	03/13/09
Donald Boyd Archer	03/13/09
Danny Mark Clark	03/13/09
Frank S. Y. Park	03/13/09
Lynn Elizabeth Larkin	03/13/09
Mitchell Craig Chapman	03/13/09
Luong Quoc Lam	03/13/09
Ronald R. Barron	03/13/09
Peter Jin Park	03/13/09
Richard Ward Harris	03/16/09
Jennifer L. Vinson	03/16/09
Gregory Floyd Meinhold	03/19/09
Brandon Kekoa Eberhardt	03/19/09
Kristyn M. Ho	03/20/09

<u>Real Estate Broker (upgrade)</u>	<u>Effective Date</u>
Gerald Verratti	02/05/07
Erin Cooper	02/06/07
Lisa Kwak	02/07/07
Hae Yun Magsanoc	02/07/07
Diane O. Ito	02/07/07
Sharon M. Viger	02/09/07
John Jodan Kraemer	02/12/07
Herman L. Cundall, III	02/13/07
Gary Belk	02/15/07
Keisuke Aonuma	02/20/07
Scott A. Worner	02/20/07
Margaret A. Apao	02/20/07
Helen Luna Fess	02/21/07
Ian Ying Jen Lai	02/23/07
Stephanie K. Coble	02/26/07
Noah Beatty	03/05/07
Arthur James Hooper	03/05/07

Real Estate Broker (upgrade)

	<u>Effective Date</u>
Patricia Stillwell	03/05/07
Kristine M. Musto	03/06/07
Rose Delfin	03/07/07
Layne J. Boyer	03/07/07
Rhondall K. Rapoza	03/08/07
Janaka Adams	03/09/07
David W. Deweese	03/09/07
Tawnya J. Bergman	03/09/07
Jay A. Gould	03/12/07
Elisa W. Plauche	03/12/07

Restoration – Real Estate Salesperson

	<u>Effective Date</u>
Sandy Xay	11/27/06
Sara I. C. Chen	12/27/06
Andres G. Aguillon	12/27/06
Shawn K. Kahawai	12/27/06
Eulalia A. Corpuz	12/29/07
Antonita C. Sena	12/29/06
Daniel P. Denney	12/29/06
Bonnie L. Pedersen	12/29/06
Robin M. White	12/31/06
Timothy M. DeMello	01/01/07
Michele Eheler-Chen	01/01/07
Attilio K. Leonardi	01/01/07
Boo Young Lee	01/04/07
Greg Arnds	01/08/07
Eva Chan	01/10/07
Jennifer M. Ching	01/11/07
Angela L. Deakin	01/16/07
Jerri B. Ginochio	01/26/07
Rebecca S. Hamili	01/30/07
Niki M. Rogerson	02/05/07
Deane K. Okabe	02/21/07
Doriana Guigli	02/26/07

Restoration – Real Estate Broker

	<u>Effective Date</u>
Katherine Cadiante	03/07/07

Condominium Hotel Operator

	<u>Effective Date</u>
Hololani Rental Association, LLC	03/19/07