

**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, September 23, 2011

Time: 9:00 a.m.

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

Present: Carol Ball, Chair, Broker/Maui Commissioner  
Rowena Cobb, Broker/Kauai Commissioner  
Frances Gendrano, Broker/Honolulu Commissioner  
Walter Harvey, Broker/Honolulu Commissioner  
Nikki T. Senter, Public/Honolulu Commissioner  
Scott A. Sherley, Broker/Hawaii Island Commissioner  
Aileen Wada, Broker/Honolulu Commissioner

Neil K. Fujitani, Supervising Executive Officer  
Diane Choy Fujimura, Senior Real Estate Specialist  
Amy Endo, Real Estate Specialist  
David J. Grupen, Real Estate Specialist  
Cheryl Leong, Condominium Specialist  
Benedyne Stone, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Tammy Norton, Recording Secretary  
Amy Fujioka, Office Assistant

Others: Lei Fukumura, Special Deputy Attorney General  
Michael Swam

Absent: Stanley Kuriyama, Vice Chair, Broker/Honolulu Commissioner  
Michele Sunahara Loudermilk, Public/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:02 a.m., at which time quorum was established.

Chair's Report: 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.

Commissioners Kuriyama and Loudermilk were excused from the meeting. Prior notification of their non-attendance was received.

Supervising Executive Officer's Report: The Supervising Executive Officer ("SEO") 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 prior to the start of the meeting:

4. Committees and Program of Work
  - c. Education Review Committee
6. Licensing – Applications
  - a. Amanda L. Donaldson
  - c. Teddy D. Harris
  - d. Neal S. Toddy

Licensing – Ratification: Upon a motion by Commissioner Gendrano, seconded by Commissioner Sherley, it was voted on and unanimously carried to ratify the attached list.

Licensing – Applications: The SEO informed the Commissioners that the information provided to the Commissioners is related only to the issue that is before the Commission for consideration. The other materials submitted are available for the Commissioners review should they desire to review it. If the applicants have an issue, which is personal in nature, they have the right to request that their application be considered in executive session.

#### **Michael P. Swam**

Mr. Swam was asked if he wished to have his application for real estate salesperson license considered in executive session. He declined the offer.

Mr. Swam stated that the time served in jail was a life-changing event, which has turned his life around. He has since worked as a live in health aide to a cancer survivor, and currently holds a full time job as a marketing manager. He noted that his goal is to forward himself to a position that will be more beneficial to his self and family.

Chair Ball questioned the outcome of his hearing for early parole release.

Mr. Swam responded that after discussions with his parole officer he had expected that his request for early release would be granted. He stated that he did not write a letter to the parole board on his own behalf on the premise that he was doing well and that his parole officer would have provided all of the pertinent information to the parole board. Mr. Swam noted that he could again request for early release in one year. His only contact with the police has been a ticket for jaywalking.

Chair Ball questioned his current duties as marketing manager and asked, if licensed as a real estate licensee, what he would do.

Mr. Swam responded that he manages 50 OPCs, handles schedules, payroll and training of OPCs. He also noted that he is interested in moving out of the time share industry and into real estate industry.

Commissioner Gendrano noted that Mr. Swam's issues all stem from his drug addiction and questioned how long he has been sober.

Mr. Swam responded that he has been sober since 2002.

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

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 9:13 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate License of Kent Nakashima dba Kent Nakashima & Associates, Realtors, a Real Estate Broker; REC 2010-319-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Gendrano, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Lawrence Van Hoey, a Real Estate Salesperson; REC 2011-98-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Gendrano, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Andrew B. Cunningham, a Real Estate Salesperson; REC 2011-100-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Gendrano, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Tracy N. Nakagawa, a Real Estate Salesperson; REC 2011-139-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Gendrano, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Sheldon Blair Kaiakapu Glassco, a.k.a. Sheldon B.K. Glassco, a Real Estate Salesperson; REC 2011-63-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Gendrano, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate License of Jason Lee, a Real Estate Salesperson; REC 2011-119-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Gendrano, it was voted on and unanimously carried to accept the settlement agreement.

**In the Matter of the Real Estate Broker's License of Norman Rothstein; REC 2008-194-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Sherley, it was voted on and unanimously carried to approve the final order.

**In the Matter of the Real Estate Licenses of Steve DeMesa, Coldwell Banker Commercial Pacific Properties, Ltd. and Rondolph B. Teves; REC 2009-65-L**

Upon a motion by Commissioner Harvey, seconded by Commissioner Sherley, it was voted on and unanimously carried to approve the 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 9:25 a.m.

Executive Session: Upon a motion by Commissioner Harvey, 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 pursuant to 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 Sherley, seconded by Commissioner Harvey, it was voted on and unanimously carried to move out of executive session.

**Addition to Agenda**

Upon a motion by Commissioner Harvey, seconded by Commissioner Sherley, it was voted on and unanimously carried to add the following to the agenda:

4. Committees and Program of Work
  - c. Education Review Committee
    - 1) Digital Learning Centers

Licensing –  
Applications

**Amanda L. Donaldson**

After a review of the information presented by the applicant, Commissioner Gendrano moved to approve the real estate salesperson license of Amanda L. Donaldson. Commissioner Harvey seconded the motion. The motion was voted on and unanimously carried.

**Michael P. Swam**

After review of the information presented by the applicant, Commissioner Harvey moved to deny the real estate salesperson license of Michael P. Swam based on sections 467-8(a)(3) and 436B-19(1), (8), (12), and (14), Hawaii Revised Statutes. Commissioner Gendrano seconded the motion. The motion was voted on and unanimously carried.

**Teddy D. Harris**

After a review of the information presented by the applicant, Commissioner Gendrano moved to approve the real estate salesperson license of Teddy D. Harris. Commissioner Harvey seconded the motion. The motion was voted on and unanimously carried.

**Neal S. Toddy**

After a review of the information presented by the applicant, Commissioner Gendrano moved to approve the real estate salesperson license of Neal S. Toddy. Commissioner Harvey seconded the motion. The motion was voted on and unanimously carried.

**Eric L. Larsen**

After a review of the information presented by the applicant, Commissioner Gendrano moved to approve the real estate salesperson license of Eric L. Larsen. Commissioner Harvey seconded the motion. The motion was voted on and unanimously carried.

**Cory James Beadle**

After review of the information presented by the applicant, Commissioner Gendrano moved to most likely approve the real estate salesperson license of Cory James Beadle. Commissioner Harvey seconded the motion. The motion was voted on and unanimously carried.

**Brandongrey, Inc.**

Commissioner Harvey moved to again defer decision making on the real estate corporation application of Brandongrey, Inc. until such time the applicant provides proof of payment regarding the December 2007 judgment in favor of Capital One Bank is provided. Commissioner Gendrano seconded the motion. The motion was voted on and unanimously carried.

**Golden House Management, Inc.**

Commissioner Harvey moved to remove the application from the agenda. Commissioner Gendrano seconded the motion. The motion was voted on and unanimously carried.

Executive Session: Upon a motion by Commissioner Harvey, seconded by Commissioner Sherley, it was voted on and unanimously carried to enter into executive session, pursuant to 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 Sherley, seconded by Commissioner Gendrano, it was voted on and unanimously carried to move out of executive session.

Committees and  
Program of Work:

**Education Review Committee**

Digital Learning Centers

Staff to ensure termination letter effective June 8, 2011 to the Digital Learning Centers is issued.

Staff to procure for a core course through HePS.

Supervising Executive **Minutes of Previous Meeting**  
Officer's Report:

Upon a motion by Commissioner Harvey, seconded by Commissioner Sherley, it was voted on and unanimously carried to accept the minutes of the August 26, 2011, meeting as distributed.

Next Meeting: Friday, October 28, 2011  
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, the Chair adjourned the meeting at 10:14 a.m.

Reviewed and approved by:

/s/ Neil K. Fujitani

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Neil K. Fujitani  
Supervising Executive Officer

September 27, 2011

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Date

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

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON SEPTEMBER 23, 2011

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
Vestapacific Properties, LLC Courtney Takai, PB	08/16/11
Michelle & Associates, LLC Michelle Yee, PB	08/24/11
Pacific Homes and Properties, LLC William J. Yarbrough, Jr., PB	08/31/11
Live Hawaii Realty, LLC Mark P. Miura, PB	09/01/11
Coldwell Banker Commercial Pacific Properties Rondolph B. Teves, PB	09/01/11

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Luxury Timeshare Liquidators, Inc. Stephen Ozimec, PB	08/10/11
Mike Gallagher Real Estate, Inc. Michael S. Gallagher, PB	08/12/11
Shelter Bay Retail Group, Inc. Sondra Van Metre, PB	08/29/11

<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Marc Zarembo	07/05/11
Ted Takata	07/15/11
Jenae P. Peckham	07/18/11
Valeria Affinito	07/18/11
Alejandra O. Soares	07/22/11
Paul Y. Kang	07/28/11
Eric C. Ong	08/01/11
Kathleen Ann Swannie	08/02/11
Jeffrey A. Gude	08/04/11
Christine A. Nakashima-Heise	08/08/11
Ron Staton	08/09/11
Joy H. Goodall	08/16/11
Brooks F. Maloof	08/18/11
Wesley K. Anderson	08/24/11
Frank M. Wanca	08/25/11
Dennis M. Marcisz	08/29/11
Warren Shizuo Doi	08/29/11
Ryan P. Ng	08/30/11
Donald Munro	08/30/11
Penny Pagliaro	08/31/11
Kelly Patrick O'Shaughnessy	09/02/11

<u>Branch Office</u>	<u>Effective Date</u>
Hawaiian Island Homes, Ltd. Peter Savio, PB	08/23/11

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Constantino Baybayan Siador	08/17/13
Victor John Melecio	08/17/13
David Brent Burress	08/18/13

Lent Duncan Howard	08/18/13
Jeffrey H. Slusarek	08/23/13
Todd D. Delevie	08/23/13
Cheryl Beth Herndon	08/23/13
Suzette Adele Pool	08/23/13
Paul Phillip Lee	08/23/13
Robert Shannon Bridges	08/24/13
Binh Cong Tran	08/24/13
Lanlin Zhu	08/29/13
Richard Kuan	08/31/13
Yana Ellis	08/31/13
Jonathan Viegas	08/31/13
Lynda Dianne Carroll	08/31/13
Donald Dean Carroll Jr.	08/31/13
Theresa Rose Derryberry	09/01/13
Clyde Rasmussen	09/01/13
Emma Rasmussen	09/01/13
Lee Steven Engdahl	09/02/13
Tami Marie Painton	09/07/13
Steven Savino	09/12/13

Educational Equivalency Certificate

Expiration Date

Constantino Baybayan Siador	08/17/13
Victor John Melecio	08/17/13
David Brent Burress	08/18/13
Michelle Terese Tilley	08/18/13
Lent Duncan Howard	08/18/13
Jeffrey H. Slusarek	08/23/13
Todd D. Delevie	08/23/13
Cheryl Beth Herndon	08/23/13
Suzette Adele Pool	08/23/13
Paul Phillip Lee	08/23/13
Clyde Rasmussen	08/23/13
Emma Rasmussen	08/23/13
Kimberley Rose Fleischer	08/24/13
Cory James Beadle	08/24/13
Robert Shannon Bridges	08/24/13
Binh Cong Tran	08/24/13
Lanlin Zhu	08/29/13
Richard Kuan	08/31/13
Yana Ellis	08/31/13
Jonathan Viegas	08/31/13
Lynda Dianne Carroll	08/31/13
Donald Dean Carroll Jr.	08/31/13
Theresa Rose Derryberry	09/01/13
Lee Steven Engdahl	09/02/13
Jacki Jura	09/06/13
Tami Marie Painton	09/07/13
Yik Cheung Fan	09/09/13
Cecelia Choi Yuk Chang	09/09/13
Peter L. Larson	09/09/13
Jeremiah M. Grubbs	09/12/13
Steven Savino	09/12/13



<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
Victor John Melecio	08/17/13
David Brent Burress	08/18/13
Jolyn C. Bien	08/18/13
Paul Phillip Lee	08/23/13
Diana M. Novoselic	08/23/13
Robert Shannon Bridges	08/24/13
Loren Elizabeth Clive	08/30/13
Linda Y. Urner	08/31/13
Richard Kuan	08/31/13
Jonathan Viegas	08/31/13
Lynda Dianne Carroll	08/31/13
Donald Dean Carroll Jr.	08/31/13
Michael Edward Eddy	08/31/13
Naomi Corpening	08/31/13
Daniel Arthur Monck	09/01/13
Lee Steven Engdahl	09/02/13
Jennifer Jin Lee	09/02/13
Tami Marie Painton	09/07/13
Hazel Delos Santos Roces	09/07/13
Justin Toshio Morikawa	09/09/13
Jean Ann Wenger	09/12/13

<u>Real Estate Broker (upgrade)</u>	<u>Effective Date</u>
Judy L. Carter-Assaturian	08/02/11
Susanne G. Blakey	08/03/11
Ward N. Yoshimura	08/05/11
Lark Schmitt	08/08/11
Roni M. Marley	08/09/11
Yvonne Y.P. Ito-Minami	08/12/11
Joyce R. Tsubota	08/12/11
Gregory O. Andrasick	08/17/11
Leslie N.T. Watanabe	08/18/11
Sophia A. McNeil	08/25/11
Mary Jane Feldberg	08/26/11
Sondra J. Van Metre	08/29/11
Warren S. Doi	08/29/11
Ryan P. Ng	08/30/11
Rylynne L. Totoki	09/02/11
Keolani R. Keawe	09/02/11
Kelly P. O'Shaughnessy	09/02/11

<u>Condominium Hotel Operators</u>	<u>Effective Date</u>
MSR Resort Lodging Tenant, LLC	09/06/11