

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Thursday, March 25, 1982

Place: Board Room, Kamamalu Building
1010 Richards Street, Honolulu, Hawaii

Present: G. A. "Red" Morris, Chairman
Edwin H. Shiroma, Vice Chairman
Joseph F. Blanco, Member
Gloria J. Damron, Member
Tadayoshi Ishizu, Member
Toru Kawakami, Member
Constance B. Smales, Member
Gregg T. Yamanaka, Member

Sandy Holck, Real Estate Education Specialist
Glenn M. Adachi, Acting Executive Secretary
Saeko Whang, Secretary

William R. Wood of WRW, Inc.

Absent: Ralph S. Yagi, Member

Call to Order: Chairman G. A. "Red" Morris called the meeting
to order at 9:15 a.m.

It was noted that the agenda for today's meeting
was filed on Friday, March 19, 1982 at the
Lt. Governor's office in compliance with the
Sunshine Law.

Minutes: Upon motion by Edwin Shiroma, seconded by
Tadayoshi Ishizu, Commission unanimously approved
the minutes of January 29, 1982 as circulated.

Committee
Reports: Real Estate Education Advisory Council

Real Estate Education Specialist Report

Century 21 Real Estate School (s)

Joseph Blanco moved and Gloria Damron
seconded to approve application for
accreditation of Century 21 Real Estate
School. Motion carried unanimously.

LeRoy Brilhante (s)
Oscar Morris (s)

Joseph Blanco moved and Tadayoshi Ishizu seconded to approve the above applicants' applications for certification as real estate salesman instructors subject to licensure by DOE. Motion carried unanimously.

Results of February 27, 1982 Exam

The following is the result of the February 27, 1982 exam:

Salesman	176 passed	273 failed	= 39% pass
Broker	41 passed	59 failed	= 41% pass

Recruiting of Real Estate Candidates at Exam Site

The Commissioners discussed at length the possibility of disallowing the real estate firms from trespassing on the school properties at exam time. One of the suggestion was to allow the applicants to give the Real Estate Commission a waiver to post their names and addresses, if they are successful in passing the exam, and allow the real estate firms to buy the roster from ETS.

Resignation of Real Estate Consultant

Sandy Holck announced that he has submitted a letter to the Director stating that he is resigning effective April 30, 1982. He is returning \$3,000 to the State, the unused portion of the contract.

Commission discussed the possibility of retaining Hannah Furuta on as acting basis for an interim period until such time a permanent education specialist is found.

Edwin Shiroma moved to meet and discuss this matter with the Director to see if we can have Hannah Furuta to be the acting educational consultant during the interim period upon the departure of Sandy Holck until we can find a permanent consultant. Motion was seconded by Constance Smales and unanimously carried.

Constance Smales, for the record, moved and Toru Kawakami seconded to thank Sandy Holck for his time and contribution serving the Commission. Motion carried unanimously.

Complaints on Real Estate Seminar

Numerous complaints were received about not having any coffee served at the seminars. Commissioners discussed this matter at length.

Resignation of Education Chairman

Due to business constraints, Edwin Shiroma served notice to resign the Education Committee chairmanship.

Gregg Yamanaka moved and Toru Kawakami seconded to accept the resignation of Edwin Shiroma and to appoint Joseph Blanco as the next education chairman. Motion carried unanimously.

ETS Testing Dates for 1983

Copies of the tentative examination testing dates from ETS were mailed to all members.

Following discussion, Edwin Shiroma moved and Joseph Blanco seconded to accept the proposed testing dates for 1983, keeping to the same examination schedule as 1982, subject to change, if necessary. Motion carried unanimously.

Laws and Rules Review Committee

Executive Secretary reported the hearing dates for the proposed amendments to the rules.

It is tentatively set for the last week in April, subject to confirmation of the meeting places:

Hilo	April 26, 1982	1:00 p.m.
Kona	April 27, 1982	9:00 a.m.
Kauai	April 28, 1982	3:00 p.m.
Maui	April 29, 1982	3:00 p.m.
Oahu	April 30, 1982	11:00 a.m.

Business Out of Minutes:

Questionable Application

Celina Oshiro withdrew her request to appear before the Commission.

Investigations:

Gregg Yamanaka moved and Gloria Damron seconded to accept the recommendations and dispositions of the Executive Secretary for the following cases:

RE-81-14 Chaney Brooks & Company; Rutledge Bray, Jr.

To dismiss complaint on the basis of no violation. Investigation indicates that Complainant unilaterally imposed additional conditions on the tenants and problems arose when Complainant sought to deal directly with Bray in showing the property.

RE-81-66 Subdividers, Inc.; Mary S. Shern

Dismiss complaint on basis that dispute is over interpretation of contract terms and does not involve misconduct on the part of the Respondent.

RE-81-118 and RE-81-187 Barbara J. Barcena

To hold hearing on possible violation of §467-14 (1) misrepresentation, (2), false promises, (3) continued and flagrant course of misrepresentation, (7) failure to account for funds, and (8) dishonest dealing.

RE-81-127 Chaney, Brooks & Company; Ron Burla and Associates, Inc.; Georgia Williams

To dismiss complaint based on no violation. Burla rents space which is available to other agents and the sign in question not only advertised rentals which Complainant owned but solicited other units to manage.

RE-81-182 Waialae Realtors Corp.; Molleen M. Kealoha

To proceed to a hearing. §467-14(7) - failure to account; §16-99-3(1); §16-99-4(b) - broker's records; §16-99-4(d) - handling of trust funds by salesman or employee. Motion carried unanimously.

New Business:

LICENSING

Corporation

Capricorn Realty, Inc. - 1975 S. Kiehi Rd.
Charles H. Kepley, pb Kihei

Hubert H. Chan & Associates, Inc. dba Aproco
of Hawaii - 1833 Kalakaua Ave., Ste 29, Hon.
Hubert H. Chan, pb

Corydon Corp. - 75-5759 Kuakini Hwy, Ste 104,
Nicki C. Berg, pb Kailua-Kona

Division II Properties, Inc. - 270 Hookahi St.
Marian E. Inokuma, pb #306, Wailuku

Duvauchelle's Inc. dba Duvauchelle Realty -
45-1048 Kam Hwy, Kaneohe
Edwina Kuha, pb

Estates International, Ltd. - 850 West Hind Dr.
Claribelle Hansen, pb Ste 106, Hon.

Gold Coast Realty, Inc. - 75-5744 Alii Dr.,
Dennis Yoshino, pb Kailua-Kona

Grove Farm Properties, Inc. - 3-1850 Kaunualii
David W. Pratt, pb Hwy, Lihue

MICOR Enterprises, Inc. - 1270 Queen Emma St.,
Michael D. Simmons, pb Ste 410, Hon.

R L Realty, Inc. - 130 Merchant St., Hon.
Ronald H. W. Lum, pb

United Farm Agency, Inc. - 150 Kaiulani St.
Will R. NeSmith, pb Hon.

Partnership

Concepts Unlimited Hawaii dba ERA Concepts
Unlimited - 98-211 Pali Momi St., Ste 405, Aiea
W. Bruce Barrett, pb

Branch Office

Sam Daily Realty, Inc. - 4-1380 Kuhio Hwy,
Lucille M. Shannon, bic Kapaa

DuVauchelle's Inc. dba Duvauchelle Realty -
P. O. Box 98, Kam IV Hwy, Kaunakakai
Sophie M. Duvauchelle, bic

Ted James, Inc. - 1400 Kapiolani Blvd., C-23
Dudley Watson, bic Hon.

Realty Factors, Inc. - 4297 Kaana St., Lihue
Carol K. Nishimoto Matsunaga, bic

Walter Zane Realty, Inc. - 46-005 Kawa St.
Daniel C. Kohler, bic Ste 203, Kaneohe

Tradename

Stan Anderson Realty - Stanley W. Anderson, dba
Century Rentals & Management - Joseph V. Melillo
dba
ERA Rick Nabarrete Realty - Ricardo Nabarrete,
dba
Gill & Co. Realty - Charles W. Gill, dba
R.F. Gilligan Realty - Ronald F. Gilligan, dba
JM Investments - Joseph J. Mastrantonio, dba
Linda Lawrence Realty - Typ Linda Lawrence, dba
Lynne Realty - Lynne Investment Co., Ltd., dba
Bob Lyons Realty - Robert A. Lyons, Jr., dba
Harry Machida & Associates - Harry T. Machida,
dba
Realistic Realty - Ernest W. Johnston, dba
Sea Island Realty - Frank G. Belcher, dba
Brodie Spencer Realty - Dean Brodie Spencer,
dba
Jill Stover, Broker - Jill F. Stover, dba
Laurie Young Realty - Laura M. Young, dba

Upon motion by Joseph Blanco, seconded by
Edwin Shiroma, the Commission unanimously
ratified staff's action in approving the
applications for corporate, partnership,
branch office and tradename licenses.

Corporate Name Change

Matricor, Ltd. - formerly Moix, Monson and
Associates, Commercial Investment, Ltd.
Sea Breeze Properties, Inc. - formerly McKellar
Realty, Inc.

DBA Name Change

Omori Realty - formerly Mits Omori
B. A. Thompson - formerly Spot Realty

Edwin Shiroma moved and Gloria Damron seconded to ratify action of the staff in approving the corporate and dba name changes. Motion carried unanimously.

Restoration

Carolynn Conquest Hagen

The application for restoration and letter from applicant were reviewed by the Commission. Applicant requested a waiver of the education requirement and permission to sit for the examination.

Joseph Blanco moved and Gloria Damron seconded to allow Carolynn Conquest Hagen to take the real estate exam, waiving the educational requirement, for 1 time basis only no later than the August exam. Motion carried unanimously.

Vivian E. Ramos

The application for restoration and affidavit of applicant were reviewed by the Commission. Affidavit stated that she has been working in Missouri since 1978 and that she has been working for a federal housing rehabilitation program. It was pointed out by some of the Commissioners that applicant has been out of state for approximately 3 years and that she has not had recent experience in Hawaii.

Constance Smales moved and Joseph Blanco seconded to waive the educational requirement and allow Vivian Ramos to sit for a real estate broker exam on 1 time basis no later than August 1982. Motion carried unanimously.

Questionable Application

Alice Anderson (late application)

After discussion, Joseph Blanco moved and Tadayoshi Ishizu seconded to deny Alice Anderson's real estate salesman license. Motion carried unanimously.

Miscellaneous:

NARELLO Western District Meeting

Connie Smales reported that the Western District Conference Committee had checked through the

schedule of events and the budget. Should the attendance fall short, the budget could be altered accordingly. There is good indication that attendance will be small.

Adjournment:


There being no other business to transact, the meeting was adjourned at 11:20 a.m.

Taken and recorded by:



Saeko Whang, Secretary

APPROVED:



GLENN M. ADACHI
Acting Executive Secretary