

REAL ESTATE COMMISSION  
Professional & Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii

MINUTES OF MEETING

Date: Friday, May 27, 1983

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

Present: Joseph F. Blanco, Acting Chairman  
Gloria J. Damron, Member  
Toru Kawakami, Member  
Constance B. Smales, Member  
Yukio Takeya, Member  
Ralph S. Yagi, Member  
Gregg T. Yamanaka, Member

Cynthia T. Alm, Information Officer  
Glenn M. Adachi, Executive Secretary

Prof. Jerome Dasso, Present Chairholder  
Robert Alm, Hearings Officer  
Virginia Lea Crandall, Hearings Officer  
Rae Lindquist, Hawaii Association of Realtors

Absent: G. A. "Red" Morris, Chairman  
Edwin H. Shiroma, Vice Chairman

Call to Order: The meeting was called to order at 9:05 a.m. by Commissioner Blanco who presided over the meeting in the absence of Chairman Morris and Vice Chairman Shiroma.

Notice of Meeting: The Executive Secretary reported that the notice of meeting was filed on May 24, 1983 at the Lt. Governor's office.

Minutes: Upon motion by Commissioner Smales and seconded by Commissioner Damron, the minutes of the April 29, 1983 meeting were unanimously approved.

Hearings Officers' Report: The Hearings Officers, Robert Alm and Virginia Lea Crandall, summarized the following cases which were previously heard and for which findings of fact, conclusions of law and recommended orders were presented to the Commission for their review and approval.

RE-LIC-83-9 Martha Gray

Upon motion by Commissioner Damron and seconded by Commissioner Yagi, the Hearing's Officer findings of fact, conclusions of law and recommended order were unanimously adopted.

RE-LIC-83-12 Chi-Pin Chang

Upon motion by Commissioner Yagi and seconded by Commissioner Takeya, the Hearing's Officer findings of fact, conclusions of law and recommended order were unanimously adopted.

RE-LIC-83-12 Domingo Pascual, Jr.

Upon motion by Commissioner Yagi and seconded by Commissioner Smales, the Hearing's Officer findings of fact, conclusions of law and recommended order were unanimously adopted.

RE-LIC-83-14 Thomas Von Rosen

Upon motion by Commissioner Yagi and seconded by Commissioner Takeya, the Hearing's Officer findings of fact, conclusions of law and recommended order were unanimously adopted.

RE-82-86, RE-82-94 Jerry R. Wong

Upon motion by Commissioner Damron and seconded by Commissioner Smales, the Hearing's Officer findings of fact, conclusions of law and recommended order were unanimously adopted.

Hearings Officer Alm informed the Commission that the standard established in Correa for misrepresentation cases may come under review in future disciplinary cases.

Committee Reports: Real Estate Education Committee

Commissioner Blanco presented the Education Officer's monthly report.

Seminar IV

The Commission reviewed a request by the Education Officer to pay for air fare, ground transportation, meals and hotel fee for speakers, Senator Cobb and Representative Shito for Seminar IV.

Upon motion by Commissioner Smales, seconded by Commissioner Damron and unanimously approved - it was decided to approve payment of air fare, ground transportation, meals and hotel fee for Senator Cobb and Rep. Shito for Seminar IV and further it was decided that the Commission review its policy on seminar speaker cost reimbursement.

The Commission discussed the advertising of Seminar IV in Homes & Land of Honolulu magazine and the Sunday paper. Without taking a vote, the Commissioners were of the opinion that the magazine is primarily for home buyers and would not reach the licensees.

Upon motion by Commissioner Smales, seconded by Commissioner Damron and unanimously approved, it was decided that the Commission attempt to get free publicity in the Sunday paper; however, if it could not, then to place an advertisement for one time and evaluate the results.

#### Examination

The Commission discussed the results of the real estate examinations and reviewed the passing percentages by school and the overall pass rate.

Upon motion by Commissioner Smales, seconded by Commissioner Damron and unanimously approved, it was decided that the Commission purchase from ETS a school by school analysis of data for the salesman examination on a 3-month trial basis and at the end of the 3 months, the Commission will evaluate the usefulness of the data.

It was suggested that the Education Officer communicate with the schools about reducing the number of broker examinations to every other month. With the new Commission policy of separate examinations for broker and salesman, the cost to develop questions will increase. If there is no demand for monthly examinations, the Commission would like to reduce the cost for test development.

Landlord/Tenant Code and Ohana Zoning Seminars

Upon motion by Commissioner Smales, seconded by Commissioner Damron and unanimously approved, it was decided that the Education Committee plan the Landlord/Tenant Code and the Ohana Zoning Seminars with the other involved parties.

Broker Curriculum

The Commission reviewed the broker curriculum (Revision 4/83) line by line.

Upon motion by Commissioner Smales, seconded by Commissioner Damron and unanimously approved, it was decided that the proposed changes be incorporated into the broker curriculum and that the Education Committee work on assignment of additional hours.

RAC Course

Commissioner Smales moved, Commissioner Damron seconded and the Commission unanimously approved the acquisition of the RAC course and authorized the Education Committee to work on the details of the acquisition.

Rae Lindquist, HBR Education Officer, stated that it would take 4-6 weeks to revise course to meet the Commission requirement.

REC Chairholder

Commissioner Smales moved to express appreciation to Dr. Dasso for the assistance he provided to the Commission during the past year. The motion was seconded by Commissioner Damron and unanimously approved by the Commission.

Landlord/Tenant Code Pamphlet

Commissioner Blanco reviewed for the Commission the background behind the request from OCP to print the Landlord Tenant Code pamphlet.

The Commission approved to participate with OCP under the same terms as previously

agreed upon, subject to the final cost being approved by the Education Committee. Further, the Education Committee will review the previously agreed upon terms. The motion was made by Commissioner Smales, seconded by Commissioner Damron and unani- mously approved.

The Commissioners requested that a committee meet with the director to discuss space and funding problems and any other concerns of the Commission.

#### RELE Meeting

The Commissioners agreed to send 4 people to the RELE meeting that will be held in Princeton, New Jersey, on June 29-July 1, 1983: Joseph Blanco, Gloria Damron, Glenn Adachi and Cynthia Alm. The expenses of Joseph Blanco, who is the RELE president, and Commissioner Damron, who will be the voting delegate, will be paid by ETS.

#### Instructor Certification

Bert Thompson

The Information Officer reviewed the amended application of Mr. Thompson who had previously applied to teach the broker and salesman course. His application was amended to teach the salesman course only. The Information Officer informed the Commission that the applicant completed the licensing requirements.

Upon motion by Commissioner Kawakami, seconded by Commissioner Yagi, the instructor certification application of Bert Thompson to teach the salesman course was approved.

Lucy Shannon

Commissioner Kawakami excused himself from the discussion and vote on the applicant.

The applicant was seeking to qualify to teach the salesman course on the basis that she had a college degree.

The degree was an associates degree from Windward Community College. The Commissioners pointed out that a college degree referred to a baccalaureate, masters or doctorate degree and not an associate's degree.

Upon motion by Commissioner Yagi, seconded by Commissioner Smales and unanimously approved, it was decided that the application of Lucy Shannon be denied.

New Business:

LICENSING

Corporation

Bello Realty, Inc. - 1993 So. Kihei Rd., #214A  
Eduardo F. Bello, pb Kihei

Capital Land Corporation - 1188 Bishop St.,  
Jennifer A. Minami, pb Ste 711 Hon.

Great Western Properties, Inc. - 130 Merchant  
John L. Wilbur, pb St., Ste 1908, Hon.

Chris Hanson Realty, Inc. - 190 S. King St.,  
Christopher M. Hanson, pb #938, Hon.

Land Tech Corporation - 1820 Algaroba St.,  
Albert Y. Fujisawa, pb Ste 202, Hon.

Leavitt & Company, Inc. dba American Tropic  
Realty - 735 Bishop St., #433, Hon.  
James T. Leavitt, pb

Realty Five, Ltd. - 1585 Kapiolani Blvd, Ste 718  
Curtis L. Barnette, pb Hon.

SJM Pacific Corporation dba Atlantic City Real  
Estate I - 1314 S. King St., Ste 602, Hon.  
Sergie J. Misztal, pb

TheoDavies Realty, Inc. - 841 Bishop St.  
Executive Offices, Hon.  
Dudley D. Watson, Jr., pb

Branch Office

Pali Kai, Inc. - 1993 S. Kihei Rd., Kihei  
Sherian L. Bender, bic

Tanega Realty, Inc. - 2330 Kalakaua Ave.,  
Joseph A. Tanega, bic Ste 204, Hon.

Tradename

Associates Hawaii - Peter B. U. Moon, dba  
J.B. Bell Realty - James B. Bell, dba  
Blue & Gold Realty - Barrie W. Brinkworth, dba  
Calvert Chun Realty - Calbert J. T. Chun, dba  
Daren's Realty - Daren D. Greig, dba  
Foxfire Realty - Thomas R. Weightman, dba  
Gresham Realty - William C. Gresham, dba  
Kilohana Realty - Lillian R. Murakami, dba  
Joseph Lau Realty - Joseph L. Y. Lau, dba  
Ohia Realty & Development Co. - Simeon C.  
Ramos, Jr., dba  
Patas Realty - Tom C. Patas, dba  
Sandpiper Realty - Charles G. Lewis, dba  
Charles D. Shue Realty - Charles D. Shue, dba  
T & K Realty - Ken R. Knudson, dba  
Vernco Properties - Vernon K. T. Chock, dba  
Weber Realty - William M. Weber, dba

Corp. Name Change

Emilion International, Inc. - formerly Kuhio  
Real Estate Corp.  
Sherree McKellar, Inc. - formerly Sea Breeze  
Properties, Inc.

DBA Name Change

CJ Properties - formerly CJ Real Estate Sales  
Fong Properties - formerly Richard Fong &  
Associates  
Kapalua Realty (Kapalua Land Co., Ltd. dba) -  
formerly Kapalua Management  
Regal Properties - formerly Regency Properties

Ridge Realty - formerly J. Nowell Realty

The Commission reviewed the list of new corporations, branch offices, tradenames, corporate name changes and DBA name changes for the month of May.

Restorations

Irene J. Coultard

The Commission reviewed the statement of the applicant. The statement did not indicate any real estate activity in Hawaii or educational courses taken.

Upon motion by Commissioner Damron and seconded by Commissioner Smales, it was unanimously approved that Coultard take the Commission's August seminar as a condition to restoration.

Elsie Dircks

The Commission reviewed the statement submitted by applicant. The applicant showed she had kept up with her knowledge of real estate through sales and listings of real estate during the period of forfeiture. The Commission expressed concern that the applicant was engaged in unlicensed activity during the period of forfeiture.

Upon motion by Commissioner Damron and seconded by Commissioner Smales, it was unanimously decided that the application be approved subject to payment of a fine for the unlicensed activity.

The applications of William R. Fannemel, Antone Farias and Dennis H. Leong were deferred to the June meeting.

Miscellaneous:

Broker Requirement Waiver

David L. Jacobsohn

The Commission reviewed the letter submitted by applicant requesting a waiver of the experience and education requirement for the broker examination. Upon motion made by Commissioner Takeya, and seconded by



Commissioner Kawakami, the Commission unanimously denied the waiver request of the applicant.

H. Phillip Oberbeck

The Commission reviewed the statement submitted by applicant. The Commission, upon motion by Commissioner Yagi and seconded by Commissioner Takeya, approved a partial waiver based on the materials submitted and that the exact number of months be determined by the Executive Secretary based upon the Commission's rules.

Request for Refund

Arlene Patterson

It was suggested that the letter be referred to the Licensing section.

Adjournment:

There being no further business to transact, the meeting was adjourned at 12:30 p.m.

Next Meeting:

June 24, 1983  
Board Room

Taken and recorded by:



GLENN M. ADACHI  
Executive Secretary

SMA:sw

6/15/83