

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

**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, October 30, 1992

Time: 9:00 a.m.

Place: Penthouse Conference Room  
Princess Victoria Kamamalu Building  
250 South King Street, Ninth Floor  
Honolulu, Hawaii

Present: Marcus Nishikawa, Chairman  
Barbara Dew, Vice Chairman  
Francine Duncan, Public Member  
Jerry Hirata, Hawaii Member  
Alvin Imamura, Maui Member  
Yoshiko Kano, Kauai Member  
Stanley Kuriyama, Oahu Member (Late arrival/early departure)  
Carol Mon Lee, Public Member

Calvin Kimura, Supervising Executive Secretary  
Christine Rutkowski, Executive Secretary  
Russell Wong, Real Estate Specialist  
Lynn Miller, Real Estate Specialist  
Diane Erickson, Deputy Attorney General  
David Webber, Deputy Attorney General  
Shari Wong, Special Deputy Attorney General  
Irene Kotaka, Secretary

Cynthia Yee, Hawaii Real Estate Research and Education Center  
Wright Hiatt, HCAAO  
John Ramsey, Consultant  
Florence Ouchi, Applicant  
Edgar Kudlich, Applicant  
M. E. Johnson, Applicant  
William Taber, Applicant

Excused: Theo Butuyan, Public Member

Call to Order: Chairman Nishikawa called the meeting to order at 9:11 a.m., at which time quorum was established.

Additions to the Agenda: Upon a motion by Commissioner Hirata, seconded by the Commissioner Kano, it was voted on and unanimously carried to add the following items to the agenda:

4. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters  
Disciplinary Cases
  - a. Betty J. Ho, Inc., dba ERA Magnum Properties, Joan E. Ah Chin Brandt, Byron J. Park and Karen Sue Tonkin-Oani, REC 91-105, Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Orders
  - b. Walter N. Clark, Motion for an Order to Reconsider the Commission's Final Order, Commission's Order Denying Walter N. Clark's Motion for an Order to Reconsider the Commission's Final Order

Additional  
Distribution:

The following additional materials were distributed:

6. Committee Reports
  - a. Education Review Committee
9. Licensing - Questionable Applications  
M. E. Johnson

Adjudicatory  
Matters:

Chairman Nishikawa called for a recess from the Commission meeting at 9:14 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, Hawaii Revised Statutes:

Commissioner Kuriyama arrived.

- a. Walter N. Clark. Accept the Commission's Order Denying Walter N. Clark's Motion for an Order to Reconsider the Commission's Final Order.
- b. Betty J. Ho, Inc., dba ERA Magnum Properties, Joan E. Ah Chin Brandy, Byron J. Park, Karen Sue Tonkin-Oani, REC 91-105. Upon re-reviewing the Settlement Agreement and courses, the Commission had previously ordered at the September 24, 1992 meeting, the Commission amended the instructions that Byron J. Park and Karen Sue Tonkin-Oani take Risk Management II and Buyer Representation and successfully complete the courses by December 31, 1992, and now orders that Byron J. Park and Karen Sue Tonkin-Oani take and complete one of the two following options no later than March 31, 1993, salesperson's pre-licensing course **or** GRI 101.
- c. Michelle Fukuda-Umeno aka Michele Umeno, fka Michelle Fukuda, REC 90-318. Accept the Settlement Agreement Subsequent to Filing of a Petition for Disciplinary Action and Commission's Final Order.
- d. Dennis P. Shannon, REC 91-75. Accent the First Amended Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order. The Commission ordered Dennis P. Shannon to take and complete one of the two following options - salesperson's prelicensing course or GRI 501.
- e. Loren H. Hohman, REC 91-75. Accept the Settlement Agreement as to Loren H. Hohman Prior to Filing of Petition for Disciplinary Action and

Commission's Final Order.

- f. Hideaki Mizushima, REC 92-44. 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, Hawaii Revised Statutes, Chairman Nishikawa announced that the Commission was reconvening to its scheduled Commission meeting at 9:50 a.m., pursuant to Chapter 92, Hawaii Revised Statutes.

Executive  
Secretary's  
Report:

The Executive Secretary reported that the real estate renewal applications were mailed to the licensees on Monday, October 26, 1992. Staff has received numerous requests for assistance on the batch renewal process.

Recovery Fund  
Report:

No report was presented.

Committee Reports:

**Condominium and Cooperative Review Committee**

Upon a motion by Commissioner Lee, seconded by Commissioner Kuriyama, it was voted on and unanimously carried to approve the recommendations of the October 12, 1992 Condominium and Cooperative Review Committee meeting, as follows:

1. Hawaii Real Estate Research and Education Center Report - Distributed Status Report
  - a. Condominium Association Budget and Reserves
    - (1) Manual - At printers, distribution 10/17 workshop. **Requested to HREREC** that for Kauai manuals, a response card or letter be mailed to the contact person first, so that mailing costs are not wasted or a manual lost, as a number of persons have been displaced and mail is not at optimum service. The response card will request where the contact person wants the manual to be mailed or would they prefer to pick it up at the workshop, what month would they prefer to have the workshop and would they attend, in light of the circumstances, is there a need to have a Condominium Specialists Office of the Day on Kauai, etc.
    - (2) Rulemaking - Final version in the rulemaking process, somewhere in DCCA.
    - (3) Workshops - All set with Kona on October 17, 1992, Maui on October 24, 1992, Oahu on November 14, 1992. No minimum advance reservation requirement for cancellation. **Requested to HREREC** to provide status report on October 19 and 26, as to how many attended, breakdown of status of attendees (CMA or employee, director, apartment owner, self-managed employee, CPA, etc.) and an attendee evaluation system, which shall be reported immediately to Chairman

- Kuriyama and the Supervising Executive Secretary.
- b. Five Year Education and Research Plan - Completed and will be presented at the November 9, 1992 meeting. **Requested to HREREC to submit copies to the Real Estate Branch by November 2 for distribution in Commissioner's packet.**
  - c. Hawaii Condominium Bulletin
    - (1) Summer 1992 Issue - At the printers, distribution to include a copy of Chapter 514A and the Budget and Reserves Seminar forms.
    - (2) Fall 1992 Issue - Suggested article on special concerns of AOAOs after disaster. **Requested to HREREC** that a deadline date plan be developed for all future bulletins so that they can be distributed on time and that the fall issue be distributed no later than December 31, 1992.
  - d. Board of Director's Manual - Curriculum to be finalized after the reserves project.
  - e. "Condo Living" Newspaper Column - Pending
  - f. Condominium Seminars - Nothing to report on CAI seminar request. **Requested to HREREC** to complete the guidelines on sponsoring seminars with Commissioner Kuriyama and work with local CAI officials and Condominium Specialist Okumura on sponsoring the next CAI seminar. It is understood that all contractual and administrative arrangements will be handled by HREREC.
  - g. Federal Leasehold Study
3. Program of Work
- a. Rulemaking, Chapter 107 - Recommend to accept draft 2A and 2B, distribute to focus group members for comments, and all comments by Commissioners, staff, and focus group due by October 30, 1992.
  - b. Condominium Mediation Program - still awaiting signature by Maui Mediation Service on the contract, which was originally signed incorrectly.
  - c. Condominium Reference Library - Displayed trial set of reference materials for Commissioners to review and to provide comments. Subject to any comments received by the end of the meeting, staff to continue to the next step in the program.
  - d. Condominium Association Registration - State Farm Insurance Company has agreed to standardize coverage for AOA fidelity bonds and has provided coverage codes, which will help the review process and will not require submission of the full policy. **Requested** that Condominium Specialist Stone initiate contact with other large AOA insurance providers for an identical agreement.
  - e. Project Registration and Public Reports - Revised public report and instructions distributed, along with revised owner-occupant affidavit.
  - f. Out of State Condominium Projects - Contract to be completed and submitted shortly.
  - g. Report to and Participation in the 1993 Legislature - **Requested** that the Supervising Executive Secretary and/or other staff member

- participate in the Housing Summit II, on November 13, 1992.
- h. CPR Project Consultant Manual and Meetings - Individual meetings with CPR consultants to develop curriculum for manual; October 12 meeting report.
- i. Condominium Speakership Program - Evaluated participation at the HAR convention, **requested** that any future participation maximize use of resources.
- 4. Condominium Governance and Management
  - a. Disaster information for AOA - Being collected for dissemination.
  - b. CAI Seminar, "Why Boards Get Sued", October 24, 1992 - **Requested** that if any Commissioner desires to attend, please contact Condominium Specialist Okumura immediately.

#### **Laws and Rules Review Committee**

Upon a motion by Commissioner Kano, seconded by Commissioner Dew, it was voted on and unanimously carried to approve the report of the October 12, 1992 Laws and Rules Review Committee Meeting, as follows:

1. Hawaii Real Estate Research and Education Center Report
  - a. Mandatory Seller Disclosure Study - Progressing, will submit draft of report by November 9, 1992 Meeting.
  - b. HREREC Laws and Rules Manual - Will provide amendments.
2. Program of Work
  - a. Mandatory Continuing Education Legislation - It was agreed that for the bill to pass the 1993 session, it will take all supporters to write, call, and meet with their legislators, especially the Chairs of the CPC Committees, prior to the start of the session. In addition, that they submit written testimony for the hearings and, if possible, present oral testimony. The numbers and cross section of supporters will be the determining force.
  - b. Rule Making, Chapter 99 - Real Estate Specialist Miller is working on finalizing the submission by the end of October.
  - c. Interactive Participation with Organizations - Up to three staff members to participate in the educational sessions of the National Association of Realtors Convention, with funding by the Real Estate Education Fund, with the Supervising Executive Secretary to determine participants.
3. Special Issues
  - Request** that staff respond to Mr. Steven Cavanaugh's request on the use of hosts at an open house.

#### **Education Review Committee**

This matter was deferred to later in the meeting.

Licensing:

**Questionable Applications**

Florence K. Ouchi

Ms. Ouchi was present to request that the Commission approve her application for a real estate salesperson's license. Ms. Ouchi stated that she had mailed her application on September 27, 1992 and it did not get posted by the postal service until the following day. Ms. Ouchi stated that she had just counted three months from the date of the June 27, 1992 examination, which lead her to believe that her application was due by September 27, 1992. The filing deadline was September 25, 1992.

Edgar Kudlich

Mr. Kudlich was present to request that the Commission approve his application for a real estate salesperson's license.

Mr. Kudlich stated that the circumstances leading up to the tax lien being imposed upon him was a result of a non-payment of withholding taxes by E. B. Kudlich, Inc. Mr. Kudlich stated that if a corporation fails to pay withholding taxes, all officers of the corporation could be held responsible for the amount due. The officer who was responsible for making sure that the withholding taxes were paid did not do so in 1990. As a result of this, Mr. Kudlich and another officer of the corporation were served with the tax lien. He understands that the IRS is seeking to collect the funds from the other officer, and he is waiting to see what happens. He has worked out a negotiated settlement with his attorney. The situation involved two non-existent corporations. He is in the process of straightening out the situation. Mr. Kudlich also stated that he was present at the meeting today because the obtaining of his real estate salesperson's license was very important to him.

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

M. E. Johnson

Chairman Nishikawa was excused from the meeting due to a conflict of interest. Vice-Chairperson Dew presided over the meeting.

Mr. Johnson was present to request that the Commission approve his application for a real estate salesperson's license.

Mr. Johnson stated that he had visited Hawaii in 1968 and that he fell in love with it and wanted to move to Kailua-Kona. He also stated that he is a leader in the industry. He has been the president of associations, has been on every committee locally, nationally, and state-wide. He is proud to be a realtor. He needs to make a living.

The IRS tax lien is not a personal tax lien but is against his corporation. He has a letter from his attorney stating that he feels that he has been excused from his liability.

Settlement was made with IRS and it was accepted. He hopes that the Commission will accept this. He also stated that he has provided information from a case which occurred in 1961 in Hawaii which stated that this was not a cause for withholding a license. He stated that he is a good realtor, and he does not deserve to spend the rest of his life without being licensed. He also provided a letter from his CPA which explained exactly what happened. The CPA happens to be a former prosecution witness for the IRS. Mr. Johnson stated that he has over 400 hours of continuing education and in the process of trying to acquire a Hawaii real estate salesperson's license, he never asked the Real Estate Commission for special favors/requests.

When asked to clarify the letter from the attorney, dated October 22, 1992, Mr. Kudlich stated that it is his attorney's opinion that payment has been accepted in full. Mr. Johnson also stated that the IRS has not replied to his January 22, 1992 letter. It is the opinion of his attorney that the case has been settled. He has offered \$6,000 but has not received further word from the IRS. Mr. Johnson also stated that the tax lien is a result of a failing business and is not his personal liability. Mr. Johnson stated that he has always paid his personal income tax in a timely manner. He acknowledged that his ex-wife has settled with the IRS.

When asked about his California real estate license, Mr. Johnson informed the Commission that his California real estate license was expired because he had moved to Washington 14 years ago.

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

Commissioner Kuriyama was excused from the meeting.

Chairman Nishikawa returned to the meeting and resumed presiding over the meeting.

William R. Taber, Jr.

Mr. Taber was present to request that the Commission approve his request for an equivalency to 20 months experience and an equivalency to the ten real estate transaction requirement, of which three are listing contracts that have closed escrow and three are sales contracts that have closed escrow.

Mr. Taber stated that he is currently employed as a trustee of the Robinson Estate and that it would be beneficial to the Estate that it have a broker to oversee the real estate functions. His principal broker is unable to certify his experience statement as his principal broker, who was also a trustee of the Robinson Estate, passed away on June 20, 1992. He has temporarily placed his license with Alexander and Ewert since the death of his principal broker.

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

Executive Session:

Upon a motion by Commissioner Imamura, seconded by Commissioner Hirata, it was

voted on and unanimously carried to move into executive session, at 10:45 a.m., pursuant to Section 92-5(a)(1), "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both;".

Upon a motion by Commissioner Hirata, seconded by Commissioner Duncan, it was voted on and unanimously carried to move out of executive session at 11:50 a.m.

Committee Reports:

**Education Review Committee**

Upon a motion by Commissioner Hirata, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the report of the October 29, 1992 Education Review Committee Meeting, as follows:

1. Hawaii Real Estate Research and Education Center Report - Note: HREREC distributed program of work report and others as noted.
  - a. Commissioner Dew appointed liaison to HREREC.
  - b. Advisory Council - Retroactively approve G. A. Morris and Raymond Leshner to an extended term, ending December 31, 1992.
  - c. Five Year Education and Research Plan - Completion by December 9, 1992, for mail out with agenda for the December 17, 1992 meeting. **HREREC agreed that the five years shall cover the period from July 1, 1993 to June 30, 1998.**
  - d. Evaluation System for Schools, Providers, Instructors, and CE Courses - Completion by November 16, 1992 for mail out with agenda for the November 24, 1992 meeting.
  - e. Mandatory Continuing Education Report to the Legislature - Completion by December 9, 1992 for mail out with the agenda for the December 17, 1992 meeting. **Question directed to Dr. Ordway, would he desire solicitation of positive letters from other Real Estate Commissions on Hawaii's continuing education program, general education program or continuing education program in general to be a part of the report?**
  - f. Examination - ASI Laws and Rules Report, Curriculum Review, and Item Writing. **HREREC will provide report to ASI during November 1992 and will be the lead coordinator of item writing session, scheduled about February 1993, in consultation with Real Estate Commission staff.**
  - g. Instructor's Development Workshop - **Approve December 4 and 5, 1992 workshop, its curriculum, and that it qualifies as IDW credit.**
  - h. Continuing Education 1993-94 Core Course - Completion by December 5, 1992.
  - i. Continuing Education 1993-94 Three Elective Courses - Completion by December 31, 1992. **HREREC to provide more detailed information about the curriculum of the courses as soon as possible for CE instructors and recertification program.**
  - j. Salesperson Curriculum and Resources - HREREC distributed the



- revised curriculum with errata sheet (10/28/92). **Accept revised curriculum.**
- k. Four Brochures - Consumer Knowledge Gaps. HREREC distributed draft. Noted corrections on last page, acknowledged printing of 1,000 copies and **acknowledged consultation with REC prior to any distribution.**
2. Continuing Education Administration, Curriculum, Courses, Providers and Instructors
    - a. Course certification - **Approve continuing education course, "1031 Exchange" by Waikiki Realty School, subject to incorporation of comments and suggestions by review panel.**
    - b. Instructor certification - **Approve Jane Muramatsu in continuing education course category, "Finance". Approve George K. Yamashiro in continuing education course category, "Finance".**
    - c. CE course equivalency request - **Deny Harvey J. Migdal's request for a continuing education course equivalency as the course was not offered by a certified provider, nor a certified instructor. Staff to examine the issue of CE course equivalency for further recommendations.**
    - d. Instructor development workshop equivalency request. **Approve Ralph Foulger's request that successful completion of the Institute of Real Estate Management's (IREM) faculty training, held on August 22 to 26, 1992, meets the IDW requirements.**
  3. Prelicensing Education Administration, Curriculum, Schools, and Instructors
    - a. Joint 1993 Salespersons and Brokers Classes Request - **Conditional approval of Hawaii Institute of Real Estate's request to hold joint classes, subject to, 1) completion of 40 instructional hours by salesperson candidates and 46 instructional hours by broker candidates, 2) each respective curriculum is instructed and completed according to the previously REC approved certified curriculum, 3) for the period from October 30, 1992 to November 22, 1993, and 4) that REC reserves the right to monitor classes without notice.**
    - b. IDW Audio Video Equivalency Request - **Deny Paige Vitousek and John Stapleton's request as the proposal does not meet IDW equivalency.**
  4. Program of Work and Budget, FY 1993  
Instructor's Development Workshop - **Approve payment of \$822.03, from the Real Estate Education Fund, to the Hawaii Association of Realtors, for the July 1992 IDW course, subject to the terms of the contract.**

Upon a motion by Commissioner Hirata, seconded by Commissioner Dew, it was voted on and unanimously carried to defer the Neighbor Island Outreach - Maui Manual, Maui Community College issue to the November 24, 1992 Education Review Committee Meeting.

Licensing:

**Ratification**

Upon a motion by Commissioner Kano, seconded by Commissioner Lee, it was voted on and unanimously carried to ratify the following:

Real Estate Brokers:

Horita Commercial Inc.  
Neil Petagno, Inc.  
Gordon M. K. Wong  
Stanley F. Lizama  
Robert L. De Bauer dba Bob De Bauer, Realtor  
Becky D. Gustafson dba Gustafson Real Estate  
Janet M. Williams dba Aloha Maui Realty  
Home Source Realty, Inc.  
Napili Kai, Ltd. dba Napili Kai Beach Club  
Tracy S. Wiltgen  
Pacific Rim Properties, Ltd. (fka Newhall Corporation)

Partnerships:

Sutton Group - Aloha Realty

Branch Office:

McCormack Real Estate Inc., dba Coldwell Banker McCormack Real Estate  
(1440 Kapiolani Boulevard, Suite 800)

Site Offices:

Sheridan Bender Realty - Kaanapali Alii  
MacArthur Worrall & McCarter - Kohala Ranch  
Hannon Realty, Ltd. - Makai Club  
McCormack Real Estate dba Coldwell Banker McCormack Real Estate -  
The Kona Vistas  
Finance Realty Co., Ltd. - Westcliff  
Finance Realty Co., Ltd. - Palehua Pointe  
Finance Realty Co., Ltd. - Makakilo Ridge  
Towne Realty Brokerage Services, Inc. - The Ridge at Launani Valley  
Savio Realty, Ltd. - Century Park Plaza  
Shell Realty Maui, Inc. - Maui Schooner Resort  
East Oahu Realty Inc. dba Prudent Investors East Oahu Realty - Halona Kai  
Halona Kai Properties, Inc. - Halona Kai  
Sykes & Sykes Properties, Inc. - Halona Kai

Condominium Managing Agent:

Robert B. Sullivan

Condominium Project Registration - Public Reports Issued, September 1992:

Kuau Shoreview, Maui - Final  
Makaleha Heights, Kauai - Final

Olaloa (Project II), Honolulu - Supplementary  
The Greens at Waikoloa, Hawaii - Second Supplementary  
Princeville Acres, Kauai - Final  
Hale Maha, Honolulu - Final  
2830-A and 2830-B Easy Street, Honolulu - Final  
Birch & Elm, Honolulu - Final  
763 Kahao Drive, Honolulu - Final  
Pukalani Fairway Estates, Maui - Final  
Southpointe at Waiakoa, Phase III, Maui - Final  
Farmanita, Hawaii - Final  
Hale Wakuta, Kauai - Final  
4730 Menehune Road, Kauai - Final  
Fairway Village at Waikele, Honolulu - Preliminary  
Kaaupuni Rolling Hills, Kauai - Final  
Hale O Ke Koa Maluhia, Honolulu - Final  
Halelani Village at Puhi, Phase I, Kauai - Preliminary  
Kumelawai Gardens, Phase I, Honolulu - Preliminary  
247 Paiko Drive, Honolulu - Final  
Waiomao Brookside, Honolulu - Final  
Maui Banyan, Maui - Supplementary  
833 17th Avenue, Honolulu - Final  
RKS Coastview, Hawaii - Final  
Kohala Ranch, Lot 192, Hawaii - Final

Approval of  
Minutes:

Upon a motion by Commissioner Kano, seconded by Commissioner Imamura,  
it was voted on and unanimously carried to approve the minutes of the June 19, 1992  
Real Estate Commission Meeting, as circulated.

Licensing:

**Restoration of Forfeited License**

Roger H. Madsen

After a review of the information submitted by the applicant, Commissioner Hirata  
moved to approve Mr. Madsen's request for reconsideration and to accept his passing  
score report and completion of the continuing education course requirement, despite its  
being completed after the deadline, as satisfying the requirements for restoration of his  
forfeited real estate license. Commissioner Dew seconded the motion. The motion was  
voted on and unanimously carried.

Carleton K. L. Ching	Salesperson
Bradley A. Coates	Salesperson
John Edward Flanagan, Jr.	Salesperson
Daryl J. Salima	Salesperson

After a review of the information submitted by the applicants, Commissioner Lee moved  
that restoration be approved upon submitting evidence of successfully completing a  
Commission-approved course. Commissioner Hirata seconded the motion. The motion

was voted on and unanimously carried.

### **Questionable Applications**

M. E. Johnson

Chairman Nishikawa was excused from the meeting due to a conflict of interest. Vice-Chairperson Dew presided over the meeting.

After a review of the information presented by the applicant, Commissioner Imamura moved to approve Mr. Johnson's real estate salesperson's application. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Chairman Nishikawa returned to the meeting and resumed presiding over the meeting.

Takeshi Yoshida

After a review of the information submitted by the applicant, Commissioner Lee moved to deny Mr. Yoshida's application for a real estate salesperson's license. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

Robert F. Self

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve Mr. Self's application for a sole proprietorship. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Puu Lani Realty, Inc.

After a review of the information submitted by the applicant, Commissioner Dew moved to approve the real estate corporation application of Puu Lani Realty, Inc. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

Aloha International Properties, Inc.

After a review of the information submitted by the applicant, Commissioner Kano moved to approve the real estate corporation application of Aloha International Properties, Inc. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Hilo Brokers, Ltd.

After a review of the information submitted by the applicant, Commissioner Dew moved to approve the real estate corporation application of Hilo Brokers, Ltd. Commissioner Lee seconded the motion. The motion was voted on and carried. Commissioner Hirata abstained from voting.

James Stanley

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve Mr. Stanley's application for a sole proprietorship. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

David A. Ferguson

After a review of the information submitted by the applicant, Commissioner Kano moved to approve Mr. Ferguson's application for a sole proprietorship. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Rubin John Riggins

After a review of the information submitted by the applicant, Commissioner Lee moved to approve Mr. Riggins's application for a sole proprietorship. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Burt A. Thompson

After a review of the information submitted by the applicant, Commissioner Hirata moved to deny Mr. Thompson's request to change the trade name from "Spot Realty" to "P & B Associates". Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Patricia Moore

After a review of the information submitted by the applicant, Commissioner Dew moved to deny Ms. Moore's request to add the trade name, "DP Moore Real Estate & Development". Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Kathryn Shipman Martell

After a review of the information submitted by the applicant, Commissioner Lee moved to deny Ms. Martell's request to add the trade name, "Martell & Shipman", but to pre-approve the request to add the trade name, "Martell-Shipman", subject to her submittal of all required documents, including the approved change of trade name from the Business Registration Division and the Change Form, plus the applicable fees. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Jonathan Leslie Kim

After a review of the information submitted by the applicant, Commissioner Dew moved to deny Mr. Kim's request to add the trade name, "Kim-Williamson". Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

MGM Enterprises, Inc.

After a review of the information submitted by the applicant, Commissioner Hirata moved to approve the trade name, "MGM Properties". Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Annabelle R. Loando

After a review of the information submitted by the applicant, Commissioner Kano moved to approve Ms. Loando's application for a real estate salesperson's license. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Florence K. Ouchi

After a review of the information presented by the applicant, Commissioner Lee moved to deny Ms. Ouchi's real estate salesperson's application as she failed to submit her completed application within 90 days of the examination date. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Carole K. Matsuno Shimizu

After a review of the information submitted by the applicant, Commissioner Kano moved to deny Ms. Shimizu's application for a real estate salesperson's license as she failed to submit her completed application within 90 days of the examination date. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Edgar B. Kudlich

After a review of the information presented by the applicant, Commissioner Lee moved to approve Mr. Kudlich's real estate salesperson's application. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Henry G. Zapata, Jr.

After a review of the information submitted by the applicant, Commissioner Hirata moved to deny Mr. Zapata's application for a real estate salesperson's license. Commissioner Dew seconded the motion. The motion was voted on and unanimously carried.

Pacific Investors Property Management, Inc.

After a review of the information submitted by the applicant, Commissioner Imamura moved to deny Pacific Investors Property Management, Inc.'s request to change address based on the Zoning Form and the attachment that was submitted. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Gregory Louis Kim

After a review of the information submitted by the applicant, Commissioner Kano moved to deny Mr. Kim's request for an educational waiver. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

Chris T. Okuhara

After a review of the information submitted by the applicant, Commissioner Lee moved to approve Ms. Okuhara's request for an equivalency to one listing contract that has closed escrow and two sales contracts that have closed escrow. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

William R. Taber, Jr.

Upon a motion by Commissioner Lee, seconded by Commissioner Dew, seconded by Commissioner Kano, it was voted on and unanimously carried to defer this matter to the November 25, 1992 Real Estate Commission Meeting.

Next Meeting:

Wednesday, November 25, 1992  
9:00 a.m.  
Kuhina Nui Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Adjournment:

With no further business to discuss, Chairman Nishikawa adjourned the meeting at 11:59 a.m.

Reviewed and approved by:

\_\_\_\_\_  
Christine Rutkowski  
Executive Secretary

\_\_\_\_\_  
Date