

**REAL ESTATE COMMISSION**  
Professional & 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, September 24, 1993

Time: 9:00 a.m.

Place: Kuhina Nui Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Present: Marcus Nishikawa, Chairperson, Oahu Member  
Barbara Dew, Vice-Chairperson, Oahu Member  
Theo Butuyan, Public Member  
Jerry Hirata, Hawaii Member  
Alvin Imamura, Maui Member  
Yoshiko Kano, Kauai Member  
Stanley Kuriyama, Oahu Member  
Carol Mon Lee, Public Member

Calvin Kimura, Supervising Executive Secretary  
Jan Yamane, Senior Real Estate Specialist  
Russell Wong, Real Estate Specialist  
Lee Ann Teshima, Real Estate Specialist  
Stephen Okumura, Condominium Specialist  
Diane Erickson, Deputy Attorney General  
Irene Kotaka, Secretary

Shari Wong, Special Deputy Attorney General  
Rodney Nishida, Real Estate Recovery Fund Counsel  
Dennis Benson, Hawaii Association of Realtors  
Leonard C. K. Gonzales, Applicant  
Billie S. Levesque, Applicant  
Roderic Edralin, Applicant

Excused: Francine Duncan, Public Member

Call to Order: Chairperson Nishikawa called the meeting to order at 9:04 a.m., at which time quorum was established.

Chairperson's Report: Deferred.

Supervising Executive  
Secretary's Report:

The minutes of the August 27, 1993 meeting were distributed for review. Commissioner Hirata noted a correction on page 12, Real Estate Recovery Fund Report, Robert S. Jackson, et al. vs. Elizabeth L. Conner aka Beth L. Conner, First Circuit Court, Civil No. 92-1135-04. The motion should read as follows:

"Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and carried to direct the Real Estate Recovery Fund attorney to file an appeal on this matter. Commissioner Hirata opposed the motion."

The Commission deferred acceptance of the minutes to the October 29, 1993 meeting.

**Kauai Committee Meetings**

Commission staff presented Commissioner Kano with a lei and thanked her for her hospitality and support during the Kauai Committee meetings.

Adjudicatory Matters:

Chairperson Nishikawa called for a recess from the Commission meeting at 9:10 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, Hawaii Revised Statutes:

- a. Lucien R. Howsley, aka Rick Howsley dba Ocean View Realty, REC 91-12-L, REC 91-99-L, REC 91-273-L. Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action and Proposed Commission's Final Order, subject to correcting the license number on page 3, paragraph 4. The license number should be RB 10950.
- b. Cheryl Leis-Hogan, aka Cheryl Hogan, REC 91-12-L, REC 91-273-L. Upon a motion by Commissioner Kuriyama, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action and Proposed Commission's Final Order and it was also requested that for future cases involving revocation, the term of years shall not be included in the language.
- c. The Realty Team, Inc., Lorna M. Silkwood, and Rose C. Kirland, REC 91-491-L. Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and unanimously carried to approve the Settlement Agreement with Respondent Rose C. Kirland Prior to Filing of Petition for Disciplinary Action and Proposed Commission's Final Order, and the Commission again requests that any real estate education course requirement imposed in a Settlement Agreement or a Recommended Order does not limit the Commission's approval only to mandatory continuing education courses or gives an impression of limiting. In this case, on page 5 and 6, the term starts off "enroll and complete a real estate education course" but it ends with "..., but is an additional continuing education requirement." It gives the impression that the Commission will approve only continuing education courses. The Commission would like to review the issues in the case, review what's available, and then decide. The Commission's choices are from prelicensing

real estate courses, mandatory continuing education courses, certification courses, special one-time only courses, periodic provided real estate courses, and higher institution courses.

- d. Harold R. Jones and Jones, Inc. dba ERA Jones Properties International, and James T. Costello, REC 92-223-L. Upon a motion by Commissioner Kuriyama, seconded by Commissioner Butuyan, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action as to Harold R. Jones and Jones, Inc., dba ERA Jones Properties International and Proposed Commission's Final Order.
- e. Century 21 Associated Realty, Inc. and Donald E. Maloney, REC 92-110-L. Upon a motion by Commissioner Imamura, seconded by Commissioner Kano, it was voted on and unanimously carried to approve the Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Proposed Commission's Final Order.
- f. Properties Unlimited, Inc., RE 88-90. Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and unanimously carried to approve the Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order.

Following the Commission's review, deliberation and decisions in these matters, pursuant to Chapter 91, Hawaii Revised Statutes, Chairperson Nishikawa announced that the Commission was reconvening its scheduled Commission meeting at 9:25 a.m., pursuant to Chapter 92, Hawaii Revised Statutes.

Committee Reports:

**Condominium and Cooperative Review Committee**

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to approve the recommendation and report from the September 16, 1993 Condominium and Cooperative Review Committee meeting, with the exception of Item 5.c., as follows:

1. Accept the minutes of the August 11, 1993 meeting, as is.
2. Hawaii Real Estate Research and Education Center Report - Distributed Status Report to Commissioners via mail.
  - a. Program of Work and Budget FY94 - Planning has been completed.
  - b. Hawaii Condominium Bulletin
    - (1) Summer 1993 issue has been printed.
    - (2) Fall 1993 issue is in the planning stage. Center to consider article concerning registration of associations, condominium managing agents, and condominium hotel operators.
  - c. Board of Directors Guide
    - (1) Liability Chapter - Working Draft Three has been distributed; comments are requested by September 28, 1993.
    - (2) Curriculum (for Guide) - Next chapters will be on proxies (and annual meeting) and on house rules (adoption,

- enforcement, assessment and fines).
    - (3) Tentative Target Dates - For proxy chapter, November 15, 1993; for rules chapter, February 15, 1994; and for non-legal (topic to be determined) chapter, April 1, 1994. Writing of the chapters will be concurrent with the survey and the bulletin.
  - d. Condominium Seminars - Seminar in Kona to be held by CAI Hawaii Chapter on December 4, 1993.
  - e. Survey of Apartment Owners and Directors - Center submitted a status report on September 16, 1993. Center will convene a focus group on September 29 to discuss the survey questionnaire and requests suggestions about possible participant. Center seeking to select or create a data base of condominium owners with their addresses and telephone numbers.
  - f. Condominium Association Budget and Reserves
    - (1) Guide - Updates will be made and mailed pursuant to new legislation.
    - (2) Workshops - Date for Kauai workshop has been changed to Saturday, October 23 and will be held at Kauai Community College Dining Room.
  - g. Five Year Education and Research Plan - Substantially completed; rollover fifth year will include results of survey; response has been received from the Chair.
  - h. Federal Leasehold Study - Project personnel have submitted a report to the federal government.
- 3. Program of Work
  - a. Rulemaking, Chapter 107 - Work is progressing daily; one-third of the proposed rules have been evaluated.
  - b. Condominium Mediation Program - Reports have been requested of the Neighborhood Justice Center and Mediation Services of Maui to be able to include information in the report to the Legislature.
  - c. Condominium Reference Library - Materials have arrived for distribution to Hawaii State Library; processing will take several weeks before the kits are on the shelves.
  - d. Condominium Association Registration - Staff is working to revise the form, especially the instructions; additional questions about reserves will be added (how much of the reserves have been funded, whether the reserves have been expended and for what purpose, whether any special assessments have been imposed); additional questions about the number of apartments voluntarily converted from lease to fee will also be asked.
  - e. Condominium Managing Agent Registration - Work is continuing, but changes to the application form are not anticipated.
  - f. Out-of-State Condominium Projects - Report has been submitted and comments are requested.
  - g. CPR Project Consultant Manual and Meetings - Work is continuing and completion is anticipated by the end of the fiscal year.
  - h. Advice, Education and Referral - Copies of the unofficial reprint of Chapter 514A, with the 1993 amendments, were distributed. Copies

- will also be mailed to registered associations and to condominium managing agents.
- i. Neighbor Islands Outreach - Committee's meeting on Kauai is part of this program.
  - j. Condominium Specialists Office for the Day - Next date is Friday, October 22, 1993, at the Kauai RICO Office; calling ahead for appointments was suggested for individuals with heavy duty concerns.
  - k. Interactive Participation with Organizations - South Maui Condominium Council is presenting two seminars on water reclamation and on mediation, September 10 and 24, 1993.
5. Project Registration, Public Reports, and Sales to Owner-Occupants
- a. Request for §514A-108(b), HRS, Exemption - This matter was referred back to the Condominium and Cooperative Review Committee Meeting for consideration at its October 6, 1993 meeting.
  - b. Zero-unit condominium - The Krieg Condominium  
Deny request to process registration of a "zero-unit" condominium. The Krieg Condominium does not appear to be consistent with Hawaii's statutory scheme and the Commission's policy regarding the creation and regulation of condominium property regimes.
6. Condominium Governance and Management
- a. Application of Budget and Reserve Requirements to Projects Created Before January 1, 1993 - This matter was referred back to the Condominium and Cooperative Review Committee for consideration at its October 6, 1993 meeting.
  - b. U. S. Senate Hearings to determine if community associations (condominiums included) require Federal regulations will be held later this year.
7. Next Meeting:  
Wednesday, October 6, 1993  
9:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii
8. The November 10, 1993 meeting was rescheduled to November 5, 1993, at 10:00 a.m.

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to delete the recommendation in the CCRC Report under item 5.c. in its entirety and to replace it with the following:

5. Project Registration, Public Reports, and Sales to Owner-Occupants
- c. Developer's Right to Select Date of Owner-Occupant Reaffirmation - Roy Kawano

In the particular request before the Commission by Roy Kawano, the Commission advises Mr. Kawano that the sales contract disclosure regarding the time period for reaffirmation of the owner-occupant affidavit will have to be supplemented by a further disclosure in the

public report.

Disclosure shall be made to purchasers as to (1) the specific time period the purchaser shall have to reaffirm the owner-occupant affidavit and (2) the consequences to the purchaser of failing to reaffirm within the specified period. Reaffirmation must occur within the statutory period, being "no earlier than the person's receipt for a final public report and no later than closing of escrow for the unit", pursuant to §514A-105(d), Hawaii Revised Statutes. If notice is to be provided solely in the sales contract, disclosure shall also be provided in the public report.

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

Upon a motion by Commissioner Kano, seconded by Commissioner Lee, it was voted on and unanimously carried to accept the report of the September 16, 1993 Laws and Rules Review Committee Meeting, as follows:

1. Approve the minutes of the June 9, July 14, and August 11, 1993 Laws and Rules Review Committee meetings, as circulated.
2. Commissioners Education Program - Commissioners Orientation, October 1, 1993, 9 a.m., Mabel Smythe Auditorium.
3. Condominium Hotel Operator Registration - Defer decision making to the Real Estate Commission Meeting, September 24, 1993, for discussion with the Deputy Attorney General and staff on informal advisement.
4. Next Meeting:  
Wednesday, October 6, 1993  
10:30 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii
5. The November 10, 1993 meeting was rescheduled to November 5, 1993, at 11:30 a.m.

#### **Education Review Committee**

The Chair noted the non-appearance of any HREREC representative for the program of work items which were due today.

Upon a motion by Commissioner Hirata, seconded by Commissioner Dew, it was voted on and unanimously carried to approve the recommendations and report of the September 16, 1993 Education Review Committee Meeting, as follows:

1. HREREC Report
  - a. Five-Year Education and Research Plan - HREREC will integrate the final comments from the Commission and staff and produce a working draft at a future meeting.
  - b. Real Estate Summit I - Commission Chair Nishikawa to work with

- HREREC and proceed with the project.
- c. Continuing Education 93-94 Core Course - HREREC is planning the next update. Core course advisory council recommended to HREREC that less significant topics could be deleted to allow for the addition of new, more updated topics. ERC Chair Hirata would like to see course expanded to provide more information and allow for more CE credit.
  - d. Continuing Education 93-94 Three Elective Courses
    - 1) "Basic Real Estate Investment Analysis 1993-94" has been updated to include new tax information. Update #1, dated September 15, 1993, Rev. 1 distributed at ERC.
    - 2) Draft of residential property management course has been reviewed by staff. Staff comments given to HREREC at ERC meeting. HREREC will submit final draft of course at September 24, 1993, REC meeting.
    - 3) The third elective course shall be changed from commercial management to fair housing, with no additional cost to Commission. HREREC to submit draft of course by the next ERC meeting, October 28, 1993.
  - e. Start-Up Kit for New Licensees - HREREC intends to simplify and clarify kit. ERC Chair Hirata proposes that the kit be utilized for other educational purposes and not as a licensee start up kit.
  - f. Principal Broker and Broker-in-Charge Brochure - HREREC reported that the brochure is finished. Discussion.
  - g. Federal Study - HREREC submitted draft of "Modeling the Impact of Leasehold System on Hawaii Housing Market: Base Study" to ERC for information.
  - h. HREREC to investigate NARELLO Notes report of no Hawaii REC submission for the annual Education Award as HREREC handled the submission. HREREC to contact the Education Award Chair and report its findings at the September 24, 1993 REC Meeting. Noted that this was a priority issue for mandatory continuing education.
2. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
    - a. Application and Certification - Approve Kenneth D. H. Chong to teach the course category of contracts.
    - b. Commission Chair Nishikawa invites all interested parties, especially licensees, to participate in a special open forum on mandatory continuing education at the next ERC meeting, October 28, 1993.
  3. Educator's Forum  
Hawaii Chapter of the Real Estate Educators Association - Commission Chair Nishikawa will speak on CE at the next REEAH luncheon meeting, October 7, 1993, 12:00 Noon, Outrigger Canoe Club.
  4. Special Issues
    - a. Deny acceptance of donation offer from Consolidated Resorts, Inc., and commend them for their concern.
    - b. Accept the Real Estate Commission's 1993 statistics regarding new real estate licensees, current real estate licensees, licensing examinations administered, real estate licensing examination and continuing education.

5. NARELLO and REEA Report
  - a. NARELLO Notes lists all submissions for Education Awards, Hawaii REC is not listed.
  - b. Accept NARELLO Education Fund Report for June 1993.
6. Next Meeting:  
Thursday, October 28, 1993  
9:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Licensing:

**Questionable Applications**

Leonard C. K. Gonzales

Mr. Gonzales appeared before the Commission to answer any questions that the Commissioners may have regarding his application for a real estate salesperson's license. Mr. Gonzales acknowledge and waived his right to discuss and present oral testimony on his application in executive session.

Mr. Gonzales was asked if he still had a current contractor's license. Mr. Gonzales stated that his license is suspended but that the suspension period is over and he is trying to get his contractor's license reinstated.

Mr. Gonzales was asked why he felt he should be granted a real estate salesperson's license. Mr. Gonzales stated that he has not done any thing wrong. He stated that he has made a sincere attempt to rectify the complaints. He stated that he was given incorrect lot lines which resulted in a complaint being filed. He corrected the situation by moving the house to where it should have been and tried to make the consumers happy.

Mr. Gonzales stated that he was licensed in 1976 but that he had moved to the mainland and then moved back to Hawaii in 1984. He stated that he has been involved in contracting and development for twenty years. He has been involved in building over 100 homes and only had five complaints filed against him.

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

**Roderic Edralin - Reconsideration Request**

Mr. Edralin was present to request that the Commission reconsider its previous decision. Mr. Edralin acknowledged and waived his right to discuss and present oral testimony on his application in executive session.

Mr. Edralin stated that he had an apprentice license for hair styling. He has a cosmetology license and has been steadily employed. He is a counselor at the Harvest



Crusade. He participates in the River of Life Mission for the homeless. He is the resident manager of the complex that he lives in. He stated that he is a cosmetologist and is responsible for the reception desk where he handles the daily revenues. He stated that he has the required personable disposition for dealing with people. He is being considered for membership to the Lions Club. He regularly attends AA meetings and self-help programs. He currently works at two hairstyling salons.

Mr. Edralin stated that his plans for his life are on hold until he is licensed as a real estate salesperson. He stated that his sister is a real estate salesperson and is getting her real estate broker's license. His grandfather is a real estate broker. Mr. Edralin stated that he has been inspired by them.

Mr. Edralin was asked the number of times he was convicted. He stated that he was convicted two times, in 1987 and 1989.

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

#### Billie Sharon Levesque - Reconsideration Request

Ms. Levesque was present to request that the Commission reconsider her application for a real estate broker's experience certificate.

Ms. Levesque stated that she is a real estate salesperson with Lokelani Homes. She has one listing which has closed escrow. She was active in real estate for three years in Hawaii. She answered questions on listings, took phone calls, and handled mail outs. She attended seminars on listings and on the FRPTA and HARPTA laws and 1031 exchanges. She prepared listing packets for sellers, contacted the Department of Taxation for tax information, prepares a MLS market analysis, completes the property disclosure form, and does a market service plan. She has prepared listings for 10 properties, has given the actual listing presentations five times. One presentation which was given in May 1991 resulted in a co-listing. She had a listing which sold but gave it to another licensee to service when she left the company that she was with. She received a commission for the sale of that property.

She is currently working at a project in which there are two sales agents. The project is open five days a week. She presently qualifies prospective buyers, tracks the loans through escrow. She submitted for the Commission's review a packet of the sales documents and two sales contracts which were signed this week. She had submitted previously eleven transactions that she had handled at Lokelani. She stated that she has been very active in the listing and selling aspects of real estate.

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 Lee, seconded by Commissioner Kano, it was voted on and unanimously carried to enter into executive session to discuss real estate recovery fund matters, pursuant to Section 92-5(a)(4), "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 Dew, seconded by Commissioner Kano, it was voted on and unanimously carried to move out of executive session.

Executive Session:

Upon a motion by Commissioner Butuyan, seconded by Commissioner Hirata, it was voted on and unanimously carried to enter into executive session to discuss the applications before the Commission, 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 Kano, seconded by Commissioner Dew, it was voted on and unanimously carried to move out of executive session.

Licensing:

**Ratification**

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

Real Estate Brokers:

Gloria J. Behrens  
Philip Y. T. Tam  
Melvyn Soon Choy Ho  
Stephen Jitsuya Tsuha  
Libor Realty, Ltd.  
Allen M. Torikawa  
Marion M. Taketa  
Rory Kuke Keith

Real Estate Site Office:

McCormack Real Estate, Inc. dba Coldwell Banker McCormack Real Estate -  
Fairway Terrace in Waikoloa  
Marcus & Associates, Inc. - Aiea Park Place  
Budget Realty, Ltd. - Village Pokai Bay  
McCormack Real Estate, Inc. dba Coldwell Banker McCormack Real Estate -  
Kamehamalu Street, Lot 5  
LCF, Inc. - The Cliffs at Princeville  
Hale Kona Realty, Inc. - The Bay Club at Waikoloa Beach Resort  
Towne Realty Brokerage Services, Inc. - The Gardens at Launani, Phases I, II & III  
The Ridge at Launani Valley, Phases I and II

Real Estate Trade Name:

Yuji Murakami dba American Business Consultants  
C. J. Kimberly dba C. J. Kimberly Realtors  
Kenichi NMN Uyeda dba Ken Uyeda, Realtor

Ellen F. Aoki dba Ellen Aoki Realty

Condominium Managing Agents:

Asset Property Management, Inc.  
Team Real Estate, Inc. dba Mokuleia Management

Condominium Hotel Operator:

Asset Property Management, Inc.  
Mary M. Love dba MJ Properties

Condominium Project Registration - Public Reports Issued - August 1993:

3557 Kaimuki Avenue, Honolulu - Final  
Crozier Drive Beach and Farm Lots, Honolulu - Final  
3907-3909 Maunahilu Place, Honolulu - Final  
Hillsdale-Phase I, Honolulu - Final  
Hillsdale-Phase II, Honolulu - Final  
Hillsdale-Phase III, Honolulu - Final  
Waihona Place, Hawaii - Final  
Valley View Terrace, Honolulu - Supplementary  
The Greens at Waikele, Honolulu - Final  
Raithaus Condominium, Kauai - Final  
Ekolu Mea Niu, Kauai - Final  
The Ridge at Launani Valley, Phase II, Honolulu - Final  
Trade Winds, Hawaii - Final  
Kalani Breezes, Hawaii - Final  
Aina Maluhia, Hawaii - Final  
Keanuiomano, Hawaii - Final  
Keoki Place, Kauai - Final  
245-A Nihiwai Place CPR, Honolulu - Final  
Mahi Ko at Waikele, Honolulu - Final  
3904 Paho Avenue, Honolulu - Final  
Kipapa Ridge Estates, Kauai - Final  
44-409/44-409A Kaneohe Bay Drive, Honolulu - Final  
47-485/47-485A Ahuimanu, Honolulu - Final  
368 Kawaihina, Hawaii - Final  
Kohala Estates Lot 559, Hawaii - Final  
Kihapai Residence, Honolulu - Final  
Puhiahi Business Center, Kauai - Preliminary

Real Estate Recovery  
Fund Report:

**Robert S. Jackson, et al. vs. Elizabeth L. Conner aka Beth L.  
Conner, First Circuit Court, Civil No. 92-1135-04**

Upon a motion by Commissioner Kano, seconded by Commissioner Dew, it was voted on and carried to reject the settlement demand made by the Plaintiff's attorney and to proceed with the filing of the Opening Brief in this matter. Commissioner Hirata

opposed the motion.

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

Upon a motion by Commissioner Kano, seconded by Commissioner Dew, it was voted on and unanimously carried to defer decision making on the condominium hotel operator issues to the October 6, 1993 Laws and Rules Review Committee Meeting.

Licensing:                      **Restoration of Forfeited License**

Walter W. Challenger, Jr.

After a review of the information submitted by the applicant, Commissioner Hirata moved to approve the restoration of Mr. Challenger's real estate salesperson's license. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

**Questionable Applications**

Leonard C. K. Gonzales

After a review of the information presented by the applicant, Commissioner Imamura moved to approve Mr. Gonzales's application for a real estate salesperson's license. Commissioner Dew seconded the motion. The motion was voted on and carried. Commissioners Butuyan and Hirata opposed the motion.

The Leal Corporation dba Aldridge Associates - Realtors

After a review of the information submitted by the applicant, Commissioner Dew moved to approve the real estate corporation application of The Leal Corporation dba Aldridge Associates - Realtors. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Property Network, Ltd.

After a review of the information submitted by the applicant, Commissioner Dew moved to approve the conditional condominium hotel operator registration, subject to the following conditions: 1) The CHO operation shall have a separate trust account, subject to control by the principal broker and broker-in-charge only; 2) All CHO client's trust funds shall be deposited into this separate trust account; 3) No employees of sales associates shall handle (receive, deposit, or disburse) any of the CHO funds; 4) Only the principal broker and broker-in-charge can handle the CHO funds; 5) This conditional registration shall expire on December 31, 1993 and the applicant must reapply for a re-review of the situation, compliance with Chapter 467, HRS and Chapter 99, HAR; and 6) Any breach of the above will terminate this conditional registration. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Gerry Rott dba Gerry Rott and Associates

After a review of the information submitted by the applicant, Commissioner Hirata moved to approve the condominium hotel operator registration of Gerry Rott dba Gerry Rott and Associates. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

Kandi O'Brien

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve Ms. O'Brien's request for an equivalency to one closed listing. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

Jo Ann Y. Mau

After a review of the information submitted by the applicant, Commissioner Kano moved to approve Ms. Mau's application for an educational waiver, based on her professional designation with the Building Owners and Managers Institute International as a Real Property Administrator and to accept the Real Property Administrator designation as meeting the educational requirement.

LNW Management, Inc.

After a review of the information submitted by the applicant, Commissioner Lee moved to approve the real estate corporation application of LNW Management, Inc., subject to staff's final review and approval. Commissioner Hirata seconded the motion. The motion was voted on and unanimously carried.

George J. Gubener dba Hawaiian Pacific Management & Co.

After a review of the information submitted by the applicant, Commissioner Butuyan moved to approve the real estate broker and sole proprietor application of George J. Gubener dba Hawaiian Pacific Management & Co. Commissioner Kuriyama seconded the motion. The motion was voted on and unanimously carried.

Billie S. Levesque

After a review of the information presented by the applicant, Commissioner Imamura moved to approve Ms. Levesque's request for reconsideration for an equivalency to two closed listings. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

Roderic Edralin

After a review of the information presented by the applicant, Commissioner Hirata moved to approve Mr. Edralin's request for reconsideration and to approve his application for a real estate salesperson's license. Commissioner Dew seconded the motion. The motion was voted on and carried. Commissioners Butuyan and Kuriyama abstained from voting.

Next Meeting: Friday, October 29, 1993  
9:00 a.m.  
Kuhina Nui Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street  
Honolulu, Hawaii

Adjournment: With no further business to discuss, the Chair adjourned the meeting at 12:20 p.m.

Reviewed and approved by:

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Calvin Kimura  
Supervising Executive Secretary

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Date