

**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, June 30, 2000

Time: 9:00 a.m.

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

Present: Alvin Imamura, Chair (Late Arrival)  
Nora Nomura, Vice Chair  
Charles Aki, Member (Late Arrival)  
Michael Ching, Member  
Patricia Choi, Member  
Alfredo Evangelista, Member  
Mitchell Imanaka, Member  
John Ohama, Member  
Iris Okawa, Member

Calvin Kimura, Supervising Executive Officer  
Pamela Garrison, Senior Real Estate Specialist  
Naomi Cole, Real Estate Specialist  
Russell Wong, Real Estate Specialist  
Cynthia Yee, Senior Condominium Specialist  
Gina Watumull, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Erica Piccolo, Special Deputy Attorney General  
Irene Kotaka, Secretary

Marsha Shimizu, Hawaii Association of REALTORS  
Richard Asato, Esq.  
Barbara Bradley

Excused: None

Call to Order: The Vice Chair called the meeting to order at 9:03 a.m., at which time quorum was established.

Chair's Report: The Vice Chair reported that the Chair and Commissioner Aki were delayed and will be arriving shortly.

The Vice Chair expressed her appreciation to the Commissioners and staff. She stated that it has been a learning experience for her and that experience is something that makes it worthwhile.

Executive Officer's  
Report:

**Announcements, Introductions, Correspondence and Additional  
Distribution**

The SEO reported that the next neighbor island outreach is scheduled for the island of Maui in October or November. Incoming Commissioner Casey Choi will be sworn in on July 19, 2000. Incoming Maui Commissioner Peter Rice will be sworn in on July 14, 2000.

**Additions to the Agenda**

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

4. Committee Reports
  - c. Condominium Review Committee - Community Association Institute Seminars, July 20 and August 12, 2000

**Additional Distribution**

The following materials were distributed to the Commissioners prior to the start of the meeting:

3. Executive Officer's Report
  - b. Minutes of Previous Meetings
6. Licensing - Questionable Applications
  - d. Dalila L. Stuck

**Minutes of Previous Meetings**

Upon a motion by Commissioner Evangelista, seconded by Commissioner Ohama, it was voted on and unanimously carried to approve the minutes of the May 26, 2000 Real Estate Commission meeting as circulated.

Committee  
Reports:

**Laws and Rules Review Committee**

Upon a motion by Commissioner Ching, seconded by Commissioner Ohama, it was voted on and unanimously carried to accept the report of the June 12, 2000 Laws and Rules Review Committee meeting as follows:

1. Minutes of Previous Meetings - **Accept** minutes of May 12, 2000.
2. Program of Work, FY00
  - a. Rule Making, Chapter 99, HAR, Real Estate Brokers and Salespersons and SWAT – **Recommend approval** subject to the final language of the rules.

- b. Division and Department Programs – RICO Request on Real Estate Advisory Committee – **Recommend approval** of Warren Dote to serve on the RICO Real Estate Advisory Committee.
- c. Program of Work, FY01 – **Recommend acceptance** of Draft E2 of the proposed Program of Work and Real Estate Recovery Fund Budget for Fiscal Year 2001.
3. ARELLO, Other Organizations and Jurisdictions – Professional Licensing Report – Texas Boards, Evaluating Candidates' Rehabilitation – **Recommend** that the article on evaluating a candidate's rehabilitation be considered in proposed Chapter 99 rule making as they appear to contain good guidelines to follow.
4. Next Meeting: Wednesday, July 12, 2000  
9:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

#### **Education Review Committee**

Upon a motion by Commissioner Ohama, seconded by Commissioner Ching, it was voted on and unanimously carried to accept the report of the June 12, 2000 Education Review Committee meeting as follows:

1. Minutes of May 12, 2000 – **Accept.**
2. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors  
1999-2000 Continuing Education Providers and Courses Ratification List **Recommend approval** of the following:

<u>Registration/Certification</u>	<u>Effective Date</u>
<b>National Course</b>	
"RS 205 Financial & Tax Applications for the Residential Specialist," (Council of Residential Specialists, an affiliate of the National Association of REALTORS®, Instructor: Jim Duvall, Credit Hours: 2 course credits of 3 1/3 each	05/18/00
<b>Course</b>	
"Purchase, Ownership and Management of Condominiums," (Author/Owner: Kenneth D. H. Chong)	05/26/00

  - a) Provider Application – Kona Board of REALTORS® (Administrator: Jackie Parkinson) – **Recommend approval**
3. Program of Work, FY00
  - a) Instructors Development Workshop – **Recommend** subsidy of the Hawaii Association of REALTORS® Instructors Development Workshop to be held on July 18, 2000. Subsidy not to exceed \$1,000.
  - b) Program of Work, FY01 – **Recommend acceptance** of draft A2 of the proposed Program of Work and Real Estate Education Fund Budget for Fiscal Year 2001.

4. Next Meeting: Wednesday, July 12, 2000  
10:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

#### **Condominium Review Committee**

Upon a motion by Commissioner Evangelista, seconded by Commissioner Ching, it was voted on and unanimously carried to accept the report of the June 12, 2000 Condominium Review Committee meeting as follows:

1. Minutes of May 12, 2000 - **Accept** minutes as corrected.
2. AOA Registrations - **Recommend approval** to ratify effective dates for AOA registrations for 1999 - 2001 registrations through May 31, 2000.
3. Developer's Public Reports, Extensions Issued
  - a. May 2000 -- **Recommend approval** to ratify issuance of effective dates of the developer's public reports and extensions issued for the month of May 2000.
  - b. Gary K. Nakata Request - Definition of "Apartment" §514A-3, HRS – **Recommend denial** of the request for re-evaluation of the issue whether the definition of "Apartment" contemplates a use-type apartment (as in the home garden with no structures) in addition to a building-type apartment, or only building (or structure) type of apartments; **further recommend** standing on the Commission's decision in REC-DR-93-1 *In the Matter of the Petition for Declaratory Relief of The Krieg Condominium* dated January 27, 1995, which declared that Hawaii Revised Statutes Chapter 514A does not presently allow for the creation of "zero-apartment" condominiums or "airspace" condominiums.
4. Program of Work; FY01 – **Recommend approval**
5. CRC Meeting Time – **Recommend approval** to schedule the July 12, 2000 CRC meeting for 11:00 a.m.
6. Next Meeting: Wednesday, July 12, 2000  
11:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Community Association Institute Seminars - July 20 and August 12, 2000

Upon a motion by Commissioner Evangelista, seconded by Commissioner Imanaka, it was voted on and unanimously carried to recommend approval of the July 20, 2000 and the August 12, 2000 CAI Seminars as CEF-subsidized seminars.

Licensing and  
Registration -  
Ratification:

Upon a motion by Commissioner Evangelista, seconded by Commissioner Ching, it was voted on and unanimously carried to ratify the attached list.

Licensing -  
Questionable  
Applications:

**homebytes.com incorporated**

Commissioner Imanaka recused himself from the meeting.

Richard Asato, attorney for homebytes.com incorporated, was present to answer any questions regarding the corporation application of homebytes.com incorporated.

Mr. Asato stated that the State of North Carolina requires that the seller's broker provide the square footage of the property. They did not do it. A complaint was filed. The company agreed to comply with the terms. There was no revocation or disciplinary action taken.

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

Commissioner Imanaka returned to the meeting.

**Barbara Bradley**

Ms. Bradley was present to answer any questions regarding her application for a real estate broker's license. Ms. Bradley was asked if she wished to have her application considered in executive session. She stated that she wished to have her application considered in executive session.

Executive  
Session:

Upon a motion by Commissioner Ching, seconded by Commissioner Aki, 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;"

The Chair and Commissioner Aki arrived. The Chair presided over the meeting.

Upon a motion by Commissioner Ching, seconded by Commissioner Aki, it was voted on and unanimously carried to move out of executive session.

Licensing -  
Questionable  
Applications:

**Shyamadeva Dandapani**

After a review of the information submitted by the applicant, Commissioner Ching moved to approve the real estate salesperson's license application of Shyamadeva Dandapani. Commissioner Aki

seconded the motion. The motion was voted on and unanimously carried.

**Stewart E. Kopp**

After a review of the information submitted by the applicant, Commissioner Ching moved to deny Stewart E. Kopp's application for a real estate salesperson's license unless, within 60 days, he submits proof of payment, an approved written payment plan, or discharge of the obligation with the State of Hawaii Department of Taxation for all outstanding tax obligations. Commissioner Evangelista seconded the motion. The motion was voted on and unanimously carried.

**Dalila L. Stuck**

After a review of the information provided by the applicant, Commissioner Aki moved to approve the conditional real estate salesperson's license of Dalila L. Stuck. Commissioner Ching seconded the motion. The motion was voted on and unanimously carried.

**homebytes.com incorporated**

Commissioner Imanaka recused himself from the meeting.

After a review of the information presented at its meeting, Commissioner Ching moved to approve the real estate corporation application of homebytes.com, incorporated. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Commissioner Imanaka returned to the meeting.

Executive  
Session:

Upon a motion by Commissioner Ching, seconded by Commissioner Ohama, 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;".

Upon a motion by Commissioner Ching, seconded by Commissioner Aki, it was voted on and unanimously carried to move out of executive session.

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 9:55 a.m., to discuss and deliberate on the following adjudicatory matters, pursuant to Chapter 91, HRS:

**In the Matter of the Real Estate Broker's License of Vergel N. Adonis, REC 98-137-L**

Commissioner Evangelista recused himself from the meeting.

Upon a motion by Commissioner Nomura, seconded by Commissioner Ohama, it was voted on and unanimously carried to accept the Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order.

Commissioner Evangelista returned to the meeting.

**In the Matter of the Applications for a Real Estate Broker's License of Christopher Singleton and the Real Estate Salesperson's License of Cay Singleton, REC-LIC-99-5**

Upon a motion by Commissioner Ohama, seconded by Commissioner Ching, 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, HRS, the Chair announced that the Commission was reconvening its scheduled Commission meeting at 10:00 a.m.

Licensing -  
Questionable  
Applications:

**Benjamin J. Cordero, Jr.**

After a review of the information submitted by the applicant, Commissioner Ching moved to deny Benjamin J. Cordero, Jr.'s application for a real estate salesperson's license, based on §467-8(3), §436B-19(1), (8), (12), and (14), HRS. Commissioner Ohama seconded the motion. The motion was voted on and unanimously carried.

**Kala J. Alexander**

Commissioner Ching recused himself from the meeting.

After a review of the information submitted by the applicant, Commissioner Nomura moved to deny the real estate salesperson's license application of Kala J. Alexander, based on §467-8, 436B-19(1), (8), (12), and (14), HRS. Commissioner Ohama seconded the motion. The motion was voted on and unanimously carried.

Commissioner Ching returned to the meeting.

**Barbara J. Bradley**

After a review of the information presented by the applicant, Commissioner Evangelista moved to deny Barbara J. Bradley's application for a real estate broker's license, based upon §467-8(3),

§436B-19(1), (8), (12), and (13), HRS. Commissioner Ohama seconded the motion. The motion was voted on and unanimously carried.

**Scot J. Voronaeff**

After a review of the information submitted by the applicant, Commissioner Ching moved to defer decision making and to request the appearance of Scot J. Voronaeff and his principal broker at the July 27, 2000 Real Estate Commission meeting. Commissioner Aki seconded the motion. The motion was voted on and unanimously carried.

Real Estate Recovery  
Fund Report:

**Kaya v. Tri Investments, Ltd.; Civil No. 97-2992-07, Circuit Court  
of the First Circuit**

This matter was withdrawn.

Next Meeting:

Thursday, July 27, 2000  
9:00 a.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Chair's Report:

The Chair stated that on behalf of the Vice Chair and himself, they have enjoyed working with the Commission. The new Chair of the Real Estate Commission will be Commissioner Ohama.

Upon a motion by Commissioner Ohama, seconded by Commissioner Aki, it was voted on and unanimously carried to present the Chair and the Vice Chair with plaques of appreciation for their contributions to the Real Estate Commission.

Adjournment:

With no further business to discuss, the Chair adjourned the meeting at 10:08 a.m.

Reviewed and approved by:

\_\_\_\_\_  
Calvin Kimura  
Supervising Executive Secretary

\_\_\_\_\_  
Date

[ X ] Approved as circulated.

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



APPROVED APPLICATIONS FOR REAL ESTATE  
 REAL ESTATE COMMISSION MEETING ON JUNE 30, 2000

<u>Brokers - Corporations and Partnerships</u>	<u>Effective Date</u>
Retirement Resources, Inc., M&A Group Steven M. Rogers, PB	05/09/00
Poipu Ohana Management, Inc. Kenneth D. H. Chong, PB	05/25/00
Bondanza Inc. William Jerome Bondanza, PB	06/01/00
Honu Group Realty, Inc. Lester G. L. Wong, PB	05/25/00
Western Financial Services, Inc. Carolyn Kanemoto Laughlin, PB	05/15/00
<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
Maluhia Properties LLC Robert G. Rediske, PB	06/05/00
DMA/Development LLC Ronald Forsyth Larsen, PB	06/20/00
<u>Brokers - Sole Proprietor</u>	<u>Effective Date</u>
Allone K. Howell	05/09/00
Diane Wright	05/10/00
Ronald A. Hedemark, Distinctive Properties	05/10/00
Terry W. Street	05/15/00
Joan Gilbert, Prudent Investors Realty	05/15/00
Lily Yankovski	05/15/00
Gwen Herrington	05/22/00
Russell L. Todd, Maui Todd Realty	05/31/00
John Parris	05/23/00
Kathleen Oshiro	05/26/00
<u>Branch Office</u>	<u>Effective Date</u>
LCF Inc., All Islands Timeshare Resales Steven G. Ramey, PB Diana G. Hayden, BIC	05/05/00
MSY Corporation Leslie Ann Y. Bancaco, PB Jacque Delaunay, BIC	05/19/00
TNT Realty, Inc., Coldwell Banker Aloha Properties Kristen Ann Hoskot, PB June B. Woodson, BIC	06/13/00
<u>Trade Name</u>	<u>Effective Date</u>
Maui Resort Rentals, Incorporated, Maui Resort Vacations	05/19/00
Dan Cohen, Maui-Realestate.com	06/01/00
CBI, Inc., Grubb & Ellis/CBI, Inc.	03/17/00
Smith Properties, Inc., GMAC Real Estate (fka Smith Properties, Inc., Better Homes & Gardens)	07/01/00

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Mark Albert Ackrich	05/18/01
Robert Allan Juarez	05/30/01
Kent Arthur Ohmann	05/31/01
Richard Jay Hultgen	06/06/01

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Thomas Mathew Hunter	06/08/01
Pamela Anne Polster	06/13/01
Esther Fuchs	06/20/01

<u>Education Waiver Certificate</u>	<u>Expiration Date</u>
Mark Albert Ackrich	05/18/01
Paul Arthur L'Ecuyer	05/18/01
Claudie Desai Secco	05/25/01
De Ann M. Story	05/25/01
Nanette P. Wimmers	05/30/01
Robert Allan Juarez	05/30/01
Elizabeth Louise Bartholomew-Saunders	06/05/01
Roger B. McKeague	06/06/01
Thomas G. Tezak	06/06/01
Susan A. Telliard	06/07/01
Thomas Mathew Hunter	06/08/01
Monica J. Fassoth	06/08/01
Ted W. Hackie	06/13/01
Pamela Anne Polster	06/13/01
Allison C. Cooper	06/20/01
Sharon M. Bryant	06/20/01
Esther Fuchs	06/20/01

<u>Real Estate Broker Experience Certificate</u>	<u>Expiration Date</u>
M. J. Lu	05/18/01
Rose Anne Shoemaker	05/19/01
Angelina L. Arevalo	05/24/01
Howard R. Bradley	06/01/01
Flora G. LaMontagne	06/02/01
Mercie Ann G. Nahaku	06/02/01
Carole N. Murobayashi	06/02/01
Herbert M. Lee	06/05/01
Warren K. Dote	06/07/01
Harris T. Zane	06/08/01
Robin B. Gibson	06/13/01
Gary R. Fischer	06/13/01
M. Nalani Finsand	06/13/01
Mark E. Isenmann	06/15/01
Ilsa M. Mitchell	06/16/01

<u>Real Estate Broker (upgrade)</u>	<u>Effective Date</u>
Kevin K. Agena	05/05/00
Clement H. K. Ching	05/08/00
Kingston J. T. Liao	05/17/00
Patrick L. Verhagen	05/02/00

Real Estate Broker Upgrade

	<u>Effective Date</u>
Philip A. Wilson	05/15/00
Inmaculada Trinidad Calica	05/08/00
Steven M. Rogers	05/09/00
Mark A. Marchello	05/22/00
Donald L. Garwood	05/19/00
Lorraine M. Fukumae	05/12/00
Lisa M. Kloess	06/02/00
Daniel Espinosa	06/07/00
John C. Welch	06/09/00

Restoration – Real Estate Salesperson

	<u>Effective Date</u>
Albert H. W. Chun	05/01/00
Luan S. Kimmerle	05/05/00
Edward S. Dunbar	05/16/00
George M. Colburn	05/31/00
Susan Fox	05/24/00

Restoration – Real Estate Broker

	<u>Effective Date</u>
Terry W. Street	05/15/00

Condominium Hotel Operator

	<u>Effective Date</u>
Maui Resort Rentals, Inc., Maui Resort Vacations	05/19/00
Poipu Ohana Management, Inc.	05/31/00
Hale Kona Realty, Inc./Better Homes and Gardens	06/01/00

Condominium Managing Agent

	<u>Effective Date</u>
Poipu Ohana Management, Inc.	05/31/00