

**REAL ESTATE COMMISSION**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

**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, August 29, 2008

Time: 9:00 a.m.

Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Present: Trudy I. Nishihara, Chair, Broker/Honolulu Commissioner  
Stanley Kuriyama, Vice Chair, Broker/Honolulu Commissioner  
Louis E. Abrams, Broker/Kauai Commissioner  
Annette Aiona, Broker/Hawaii Island Commissioner  
Carol Ball, Broker/Maui Commissioner  
William S. Chee, Broker/Honolulu Commissioner (early departure)  
Frances Gendrano, Broker/Honolulu Commissioner  
Mark Suiso, Public/Honolulu Commissioner  
Michele Sunahara Loudermilk, Public/Honolulu Commissioner

Neil K. Fujitani, Supervising Executive Officer  
Diane Choy Fujimura, Senior Real Estate Specialist  
Amy Endo, Real Estate Specialist  
David J. Grupen, Real Estate Specialist  
Cynthia Yee, Senior Condominium Specialist  
Cheryl Leong, Condominium Specialist  
Benedyne Stone, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Lei Fukumura, Special Deputy Attorney General  
Karyn Takahashi, Secretary

Patrick Kelly, Esq., Regulated Industries Complaints Office  
Roy Anderson, Esq.  
Shawn R. Fransen  
Kalani Deacon  
Alberta Keamo  
Heather Michaud  
Edward J. Taylor  
Victoria Roger-Vassel  
Lionel Patterson  
Myoung Oh, Hawaii Association of REALTORS®  
Nancy Donahue-Jones, Hawaii Association of REALTORS®  
Marsha Shimizu, Hawaii Association of REALTORS®  
Christine Olah

Call to Order: The Chair called the meeting to order at 9:02 a.m., at which time quorum was established.

Chair's Report: The Chair announced that the Commission may move into executive session to consider and evaluate personal information relating to individuals applying for licensure in accordance with Section 92-5(a)(1), HRS, and/or to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

The Chair welcomed Ms. Nancy Donahue-Jones, Executive Vice President of the Hawaii Association of REALTORS.

The Chair congratulated Vice Chair Kuriyama on his new appointment as President of Alexander and Baldwin.

No report was presented.

Supervising Executive Officer's Report: The Supervising Executive Officer informed the Commissioners that the original applications with any original associated documents to be considered at the meeting were available for review.

#### **Additional Distribution**

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

6. Licensing – Applications
  - g. Tao Eli Miller
  - j. Alberta Keamo
  - n. Estates Royal Limited

#### **Minutes of Previous Meeting**

Upon a motion by Commissioner Abrams, seconded by Commissioner Kuriyama, it was voted on and unanimously carried to approve the minutes of the July 25, 2008, meeting.

Committees and Program of Work:

#### **Condominium Review Committee – Condominium Reference Library**

CAI Hawaii submitted an offer to join with them in sponsoring the CAI's "Adopt a Library" program, in which the program awards \$1,500 worth of books and pamphlets for \$350 to local libraries.

At the Condominium Review Committee meeting held on August 13, 2008, it was requested that CAI Hawaii also place a set on Kauai and Molokai, in addition to Kona and Maui and clarification on the total cost of the program was also requested.

Specialist Leong reported that the CAI Hawaii chapter has requested five awards (at \$350 an award) and there is no guarantee that they will receive five awards. CAI is willing to share in the cost for the program. They would be willing to

possibly include Kauai and Molokai, if they receive approval from CAI Foundation. They have also agreed to place a sticker on each item that includes the following caveat:

- The information contained in this material is intended to provide general information on the subject and is not a substitute for obtaining legal advice or other competent professional assistance to address specific situations. The information may be different from Hawaii laws on the subject.
- If legal or other professional assistance is required, readers are advised to seek the services of licensed, competent professionals.
- This material is partly funded by funds from the Condominium Education Fund, Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii.

Commissioner Aiona moved to approve co-sponsorship of CAI Hawaii Chapter's Adopt-A-Library program. Commissioner Ball seconded the motion. The motion was voted on and unanimously carried.

Licensing –  
Ratification:

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

Licensing –  
Applications:

The SEO informed the Commissioners that the information provided to the Commissioners is related only to the issue that is before the Commission for consideration. The other materials submitted are available for the Commissioners review should they desire to review it. If the applicants have an issue, which is personal in nature, they have the right to request that their application be considered in executive session.

#### **Lionel S. Patterson**

Lionel S. Patterson was present to answer any questions the Commissioners may have regarding his application for a real estate salesperson's license. When asked if he wished to have his application considered in executive session, he declined the offer. Ms. Victoria Roger-Vassel was also present to speak on behalf of Mr. Patterson.

Ms. Roger-Vassel stated that in 2000 Mr. Patterson had a personal tragedy in Nevada and was caught driving a vehicle while on crystal meth and the vehicle contained additional crystal meth which he was unaware of. Mr. Patterson is ashamed of his behavior and since then has exemplified excellent behavior.

Mr. Patterson was caught in a sting with the Drug Enforcement Agency. He was not in his right mind and appointed a public defender. He received probation. Had he been in his right mind Mr. Patterson would have hired an attorney.

He has been employed since then and takes care of his elderly mother and aunt. He has not been in trouble since this incident.

It was noted that he is seeking an inactive salesperson's license. Mr. Patterson stated that the company he was seeking employment with is not hiring at this time. He is planning to return to the mainland and will return to Hawaii in January. He stated that he has worked in real estate in California for about one year.

The Deputy Attorney General inquired on how his California license is restricted—what are the conditions? Mr. Patterson responded that his employing broker has to assure his paperwork is correct.

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

**Edward J. Taylor**

Edward J. Taylor was present to answer any questions the Commissioners may have regarding his application for real estate salesperson license. When asked if he wished to have his application considered in executive session, he declined the offer.

Mr. Taylor stated that he was arrested at protest at the New Hampshire primary headquarters of Rudy Giuliani. By refusing to move he was charged with criminal trespassing and he gave no resistance. He pled no contest and paid a \$240 fine with a six month suspended sentence. Mr. Taylor stated no formal probation was given; however, if he is arrested again the sentence will be imposed.

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

Executive Session: Upon a motion by Commissioner Abrams, seconded by Commissioner Chee, 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 following applications were discussed in executive session:

**Heather M. Michaud  
Kalani Deacon**

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

Licensing  
Applications:

**Heather M. Michaud**

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

**Kalani Deacon**

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

**Alberta Keamo  
A K Realty, LLC**

Alberta Keamo was present to answer any questions the Commissioners may have regarding her request to remove conditions from her real estate broker's license and application for real estate limited liability company license for A K Realty, LLC. When asked if she wished to have her issue and application considered in executive session, she declined the offer.

Ms. Keamo stated she previously came before the Commission and was given a conditional broker's license, but was denied an LLC license. She stated that she has met all requirements needed to open a company and all liens have been removed.

When asked how her situation has changed, Ms. Keamo said that she is determined to have her own company. She has been in the business for 27 years and considers herself a good realtor. She added that she has had to pay penalties and interest, but she has paid them and currently she is up-to-date with her estimated taxes as well.

When asked where she was planning to open her business and if she intended to hire agents, Ms. Keamo replied she is looking to open her business in Kapolei and she has no intentions of hiring agents at this moment.

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

Chapter 91, HRS,  
Adjudicatory  
Matters:

The Chair called for a recess from the meeting at 9:45 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 Noble Turner,  
REC 2005-252-L**

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

**In the Matter of the Real Estate License of Robert H. Middleton, dba Kauai  
Isle Real Estate, a real estate broker, REC 2007-303-L**

Upon a motion by Commissioner Loudermilk, seconded by Commissioner Suiso, it was voted on and unanimously carried to approve Commission's Final Order.

**In the Matter of the Real Estate Salesperson's License of Shawn R. Fransen, REC 2005-197-L**

Upon a motion by Commissioner Ball, seconded by Commissioner Aiona, it was voted on and unanimously carried to accept and consider the additional information received by the Office of Administrative Hearings on August 8, 2008, by Roy Anderson, Esq., attorney for Shawn R. Fransen.

Commissioner Ball moved to approve the Commission's Final Order with the modification that Shawn R. Fransen's real estate salesperson's license shall be suspended for two years. Commissioner Loudermilk seconded the motion. Commissioners Chee, Loudermilk, Gendrano, Nishihara, and Ball voted aye. Commissioners Kuriyama, Abrams, Aiona and Suiso voted nay. The motion was carried.

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 meeting at 10:54 a.m.

Executive Session: Upon a motion by Commissioner Chee, seconded by Commissioner Suiso, 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;" and pursuant to Section 92-54(a)(4), HRS, "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 Suiso, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to move out of executive session.

Licensing -  
Applications:

**Deborah K. Bakke**

After a review of the information presented by the applicant, Commissioner Suiso moved to approve the real estate salesperson's license application of Deborah K. Bakke. Commissioner Loudermilk seconded the motion. The motion was voted on and unanimously carried.

**Christopher W. Marchant**

After a review of the information presented by the applicant, Commissioner Gendrano moved to approve the real estate salesperson's license application of Christopher W. Marchant. Commissioner Loudermilk seconded the motion. The motion was voted on and unanimously carried.

**Edward J. Taylor**

After review of the information presented by the applicant, Commissioner Abrams moved to approve the real estate salesperson's license application of Edward J. Taylor. Commissioner Gendrano seconded the motion. The motion was voted on and unanimously carried.

Commissioner Chee was excused.

**Heather M. Michaud**

After a review of the information presented by the applicant, Commissioner Abrams moved to approve the real estate salesperson's license application of Heather M. Michaud, with conditions. Commissioner Gendrano seconded the motion. The motion was voted on and unanimously carried.

**Walter N. Vivas**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to approve the real estate salesperson's license application of Walter N. Vivas. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Lionel S. Patterson**

After a review of the information presented by the applicant, Commissioner Loudermilk moved to approve the real estate salesperson's license application of Lionel S. Patterson, with conditions. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

**Tao Eli Miller**

After a review of the information presented by the applicant, Commissioner Abrams moved to most likely not approve the real estate salesperson's license application of Tao Eli Miller. Commissioner Suiso seconded the motion. The motion was voted on and unanimously carried.

**Kalani Deacon**

After review of the information presented by the applicant, Commissioner Loudermilk moved to deny the real estate broker license of Kalani Deacon based on his failure to disclose on his real estate salesperson's license application his previous conviction and his oral testimony acknowledging the failure to distinguish between membership in a private organization and the governmental agency which provides the license to practice real estate pursuant to sections 467-8(3), 436B-19(1), (8), (12) and (14), Hawaii Revised Statutes. Commissioner Ball seconded the motion. The motion was voted on and unanimously carried.

**William J. Lauer, Jr.**

After review of the information presented by the applicant, Commissioner Loudermilk moved to most like not approve the real estate broker license application of William J. Lauer, Jr., unless the applicant provides written proof of payment, written proof of discharge, or an approved written payment plan with the Internal Revenue Service for all outstanding tax obligations. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Alberta Keamo**

After a review of the information presented by Alberta Keamo, Commissioner Abrams moved to remove the conditions placed on Alberta Keamo's real estate broker's license. Commissioner Aiona seconded the motion. The motion was voted on and unanimously carried.

**A K Realty, LLC**

After review of the information presented by the applicant, Commissioner Abrams moved to approve the real estate limited liability company license of A K Realty, LLC. Commissioner Gendrano seconded the motion. Commissioners Nishihara, Kuriyama, Abrams, Gendrano, Aiona, Ball, and Loudermilk voted aye. Commissioner Suiso voted nay. The motion was carried.

**LendingTree, LLC**

After review of the information presented by the applicant, Commissioner Loudermilk moved to approve the real estate limited liability company license of LendingTree, LLC. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Lemurian Gardens, Inc. dba Emerald Isle Properties**

After review of the information presented by the applicant, Commissioner Abrams moved to approve the real estate corporation license of Lemurian Gardens, Inc. dba Emerald Isle Properties. Commissioner Aiona seconded the motion. The motion was voted on and unanimously carried.

**Estates Royal Limited**

After review of the information presented by the applicant, Commissioner Abrams moved to approve the assignment of Jerry S. C. Young as the temporary principal broker of Estates Royal Limited for the period of August 20, 2008 through February 20, 2009, and deny the additional request of a subsequent six months pursuant to section 16-99-3(o), Hawaii Administrative Rules. Commissioner Gendrano seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, October 31, 2008  
9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii



Real Estate Commission  
Minutes of the August 29, 2008 Meeting  
Page 9

Adjournment:                 With no further business to discuss, Chair Nishihara adjourned the meeting at  
11:22 a.m.

Reviewed and approved by:

/s/ Neil K. Fujitani  
Neil K. Fujitani  
Supervising Executive Officer

September 17, 2008  
Date

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

APPROVED APPLICATIONS FOR REAL ESTATE  
 REAL ESTATE COMMISSION MEETING ON AUGUST 29, 2008

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
Rediske Realty LLC Robert G. Rediske, PB	07/18/08
Red Time Realty LLC Cindy Cary, PB	07/18/08
Miki B Realty LLC Miki Blackstad, PB	07/24/08
The Real Estate Professionals, LLC Bertha Laubscher, PB	07/24/08
Bondroff Realty International LLC Christine M. Bondroff, PB	07/29/08
New Earth Hawaii LLC Cynthia Wahlin, PB	08/04/08
Artie L. Wilson, LLC, Artie Wilson & Associates Artie Wilson, PB	08/04/08
Aloha Kauai Properties LLC Val Palaria, PB	08/18/08
Pacific Real Estate Services, LLC Jeff Olson, PB	08/18/08

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Hawaii Paradise Properties, Inc. Savannah Scott, PB	07/17/08
Cirrus Asset Management Inc. Donald L. Garwood, PB	07/28/08
Magical Maui Homes, Hawaii Five-Star Rentals William F. De Bell, PB	08/07/08

<u>Brokers – Limited Liability Companies and Partnerships Name</u>	<u>Effective Date</u>
Young Realty, LLC (fka Western Real Estate LLC)	07/30/08

<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Candi V. Hill, Golden Hill Real Estate Services	07/10/08
Thomas P. Legacy	07/14/08
Peter V. Herndon	07/17/08
Ed Torrison, Hilo Bay Realty	07/21/08
J T Smith, Paradise Hawaii Realty	07/23/08
Neil Singh	07/28/08
Patrick J. Maher, Horizon Real Estate & Management	07/29/08
Nelson S. Char, NC Realty	07/30/08
Lisa Mary Winborne	07/31/08
Joseph S. Matera	01/01/09

<u>Branch Office</u>	<u>Effective Date</u>
Maui Real Estate Ventures Inc., Keller Williams Realty Maui Bill Woods, PB	07/08/08
Hawaiiana Mgmt. Co. Ltd. Kevin Cole, PB	07/28/08

Branch Office

Hawaiiana Mgmt. Co. Ltd.  
Kevin Cole, PB

Effective Date

07/28/08

Trade Name

Kahala Business Services, Inc., VR Mergers and Acquisitions  
Prince Properties Inc., Prince Pacific Commercial

Effective Date

06/27/08

07/01/08

Equivalency to Uniform Section of Examination Certificate

Expiration Date

Robert William Weber

07/16/10

John R. Leonard

07/18/10

Richard Garret Leibow

07/18/10

Cindy A. Leonard

07/18/10

Gary Dwain Toll

07/21/10

Victoria Rudzek

07/21/10

Debra Ann Scott

07/21/10

Eric William Albgorg

07/28/10

L. Stephen Polito

07/28/10

Michele Marie Leatherman

07/28/10

Dean David Young

07/29/10

Karin Marie Holloway

07/29/10

Steven Patrick De Los Reyes

07/30/10

Diyonne Christina Raines

07/31/10

Lianne J. Aukai

07/31/10

Jeffrey Gerard Healey

08/01/10

John William Hight

08/01/10

Ida Ma

08/04/10

Kirsten Elaine Cano

08/04/10

William Patrick Lamkin

08/05/10

John Arthur Mullen

08/06/10

David Allen Passmore

08/08/10

Zachary Andrue Knysh

08/08/10

Charles S. Colliver

08/08/10

Roman Korpusov

08/08/10

Vincent B. Zielinsky

08/08/10

Roger William Alexander

08/11/10

Sandra Lynn Finegood

08/11/10

Sharon Janine Greenwood

08/12/10

Christopher Rocco

08/12/10

Patrick Eugene Fay

08/18/10

Mark Edward Stewart

08/18/10

Douglas Paul Brien

08/19/10

Educational Equivalency Certificate

Expiration Date

Robert William Weber

07/16/10

John R. Leonard

07/18/10

Jonathan Henry Toku Yap Honda

07/18/10

Richard Garret Leibow

07/18/10

Cindy A. Leonard

07/18/10

Gary Dwain Toll

07/21/10

Victoria Rudzek

07/21/10

Debra Ann Scott

07/21/10

Eric William Albgorg

07/28/10

Educational Equivalency Certificate

	<u>Expiration Date</u>
Nicholas Allen Overmyer	07/28/10
L. Stephen Polito	07/28/10
Michele Marie Leatherman	07/28/10
Raynette V. Mar	07/28/10
Paul Bryan Ganade	07/28/10
Kristie Akemi Lee	07/28/10
Dean David Young	07/29/10
Karin Marie Holloway	07/29/10
Duane Conway Seabolt	07/29/10
Steven Patrick De Los Reyes	07/30/10
Jessica Lynn Zeller	07/30/10
Diyonne Christina Raines	07/31/10
Lianne J. Aukai	07/31/10
Bert Sueki Mitsunaga	07/31/10
Jeffrey Gerard Healey	08/01/10
John William Hight	08/01/10
Ida Ma	08/04/10
Kirsten Elaine Cano	08/04/10
William Patrick Lamkin	08/05/10
John Arthur Mullen	08/06/10
David Allen Passmore	08/08/10
Zachary Andrue Knysch	08/08/10
Charles S. Colliver	08/08/10
Roman Korpusov	08/08/10
Vincent B. Zielinsky	08/08/10
Roger William Alexander	08/11/10
Sandra Lynn Finegood	08/11/10
Sharon Janine Greenwood	08/12/10
Christopher Rocco	08/12/10
Patrick Eugene Fay	08/18/10
Mark Edward Stewart	08/18/10
Douglas Paul Brien	08/19/10

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
John R. Leonard	07/18/10
Mara L. Lockwood	07/18/10
Cindy A. Leonard	07/18/10
Gary Dwain Toll	07/21/10
Victoria Rudzek	07/21/10
Pearl Kehaulani Hori	07/28/10
L. Stephen Polito	07/28/10
David Lyum Schmidt	07/28/10
Marjorie L. Murphy	07/28/10
Judith Yoshiko Tanouye Niimi	07/28/10
Dean David Young	07/29/10
Duane Conway Seabolt	07/29/10
Steven Patrick De Los Reyes	07/30/10
Kumiko Fisher	07/30/10
John David Ragan	07/30/10
Lucy Wang	07/31/10
Karen Jean Williamson	07/31/10

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
John Paul Jasinski	07/31/10
Milagros M. Bumanglag	08/01/10
David Allen Passmore	08/08/10
Zachary Andrue Knysh	08/08/10
Charles S. Colliver	08/08/10
Roman Korpusov	08/08/10
Rachelle Elaine Phillips	08/08/10
Patrick Eugene Fay	08/18/10

Continuing Education Equivalency

	<u>Effective Date</u>
Gary Scott McCormack	08/06/08
Monica J. Fassoth-Kelly	08/07/08

Real Estate Broker (upgrade)

	<u>Effective Date</u>
Lisa G. Fujiwara	07/10/08
Candi V. Hill	07/10/08
Brad Nelson	07/11/08
Robert Wallace	07/16/08
Richard Hendrickson	07/17/08
Lois Chun	07/18/08
Kay Kolt	07/21/08
Paul Kalama Kim	07/21/08
Chester N. K. Ho	07/23/08
Kimberly A. K. Parks	07/25/08
Donna Jensen	07/28/08
Ming Graham Ting	08/04/08
Ken Harris	08/06/08
Joseph S. Matera	01/01/09