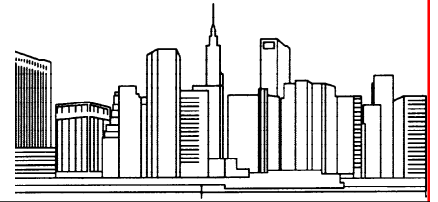
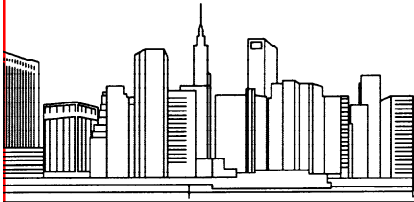


HAWAII CONDOMINIUM BULLETIN



VOLUME 9 NO. 2

FEBRUARY 2001

Funded through the Condominium Education Fund

Upcoming AOA Reregistration Deadline is Thursday, May 31, 2001

In early April 2001, the Commission will mail out the 2001-2003 Condominium Association Biennial Registration Applications.

All current condominium Association of Apartment Owners (AOAO) registrations will terminate on June 30, 2001. The new applications cover the biennial registration period July 1, 2001 – June 30, 2003, and will be mailed to the person designated as the AOA contact person on the 1999–2001 AOA registration application.

The deadline for mailing or delivering completed AOA registration applications is **Thursday, May 31, 2001**.

See AOA Reregistration on pg. 6

Excerpts from the Annual Report– Condominium Review Committee Report

As required by statute, the Real Estate Commission (Commission) has prepared and transmitted its 2000 Annual Report to the Governor and legislature.

The 2000 Annual Report, among other provisions, summarizes the programs of the Commission and its three standing committees during the fiscal period July 1, 1999 through June 30, 2000. To reduce printing and distribution costs, the full text of the 2000 Annual report is published on the State of Hawaii Real Estate Commission's Website at <http://www.state.hi.us/hirec>. The following condominium-specific excerpts from the 2000 Annual Report are reprinted

See Annual Report excerpts pg. 3

Commission Proposes Legislative Changes to Experience Requirements for Brokers and Registration Requirements for CHOs and CMAs

The Commission is introducing legislation this year to provide for reasonable experience requirements for real estate broker candidates, streamline regulatory requirements for condominium hotel operators (CHOs), clarify the submission of fidelity bond information for condominium managing agents (CMAs), and make housekeeping amendments for clarity.

The proposed legislation is an outgrowth of the Real Estate Commission's and the Professional and Vocational Licensing Division's efforts under the Lt. Governor's "Slice Waste and Tape" (SWAT) Project.

The project is a government initiative to repeal and reduce regulatory bur-

dens on businesses, the general public, and state government.

Specifically, the proposed legislation does the following:

Require a full-time real estate salesperson experience for at least three years of the five-year period immediately prior to submission of the experience certification application for a broker's license exam (current law requires a three-year period immediately prior to the licensing examination);

Provide that that the registration and fidelity bond requirements for condominium hotel operators shall not apply to condominium hotel operators who maintain an active real estate broker license (current law requires an active real estate broker to register and obtain a fidelity

bond); and

Clarify that a condominium managing agent shall obtain and keep current a fidelity bond and upon request by the Commission, the managing agent shall provide evidence of a current fidelity bond (current law requires providing evidence of a fidelity bond at initial registration and reregistration).

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The Hawaii Condominium Bulletin is funded by the Condominium Education Fund, Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2644 to submit your request.



Letter from the Chair . . .

Dear Condominium Owners and Managing Agents:

As we begin the first year of the new millennium, the Commission wishes you the best for the coming year. Among other priorities of the Condominium Review Committee's program of work, the Commission is busy with condominium related legislation, recodification of the condominium law (Chapter 514A, HRS), and administration of many more subsidized mediation and educational offerings for the condominium community.

As is done around this time of the year, we reflect on the activities of the past year and make plans for improvements and changes for the New Year. Thus, we have included in this issue excerpts from the Commission's Condominium Review Committee (CRC) Report to the legislature beginning on page 1. The CRC report summarizes the activities of the Commission in the condominium area for the fiscal year period July 1, 1999 to June 30, 2000 and budget information for the Condominium Education Fund. The report is included in the Commission's 2000 Annual Report to the Legislature. Programs of the past year and programs for the current fiscal year are also described in the report.

In the past decade, we watched the development of the super information highway. As the new millennium begins, we are pleased to report that the Commission and the Professional and Vocational Licensing Division have stepped up its participation in the highway. The condominium community can now access license and complaint information on line. In addition, the Commission continues to maintain a wealth of condominium reference and resource materials and information on its Website. For more details, refer to the article "License Information Available On Line" beginning on page 7.

We are also pleased to report that the Commission's plan and timetable for recodifying the condominium law will be available on line. See the article "Update on Recodification of Hawaii Condominium Law" on page 5.

In closing, I would like to remind the condominium community of the Commission's standing open invitation to its monthly Condominium Review Committee meetings. The meeting schedule can be found on page 6 of this bulletin. On an ongoing basis, at these meetings, the Commission plans its program of work. Your input is important to the planning process. The Commission looks forward to your input at these meetings.

Sincerely,

Mitchell A. Imanaka

Mitchell A. Imanaka, Chair
Condominium Review Committee

Ask the Condominium Specialist

Q Several of the new board members are not sure what our resident manager's duties and responsibilities are. Are there any guidelines as to what a resident manager is supposed to do?

A The legislative intent of Chapter 514A ("condominium law"), Hawaii Revised Statutes, is based on the overriding principles of self-governance by the Association of Apartment Owners (AOAO), owner enforcement, majority rule, use of mediation, mandatory arbitration of disputes, and very limited involvement by the government. There are a number of sources that might provide you with the information you desire.

First, you might dialogue with the resident manager and find out what he or she does. Another good place to begin your research is the condominium governing documents. These include the condominium declaration, bylaws, and house rules. Over the years, the board of directors may have adopted a number of resolutions or made some decisions regarding the duties and responsibilities of the resident managers. A review of the board's book of adopted resolutions and past minutes may uncover the information or guidance you are looking for. The board or officers might have prepared a resident manager's job description and might have included the description in a personnel manual or operation manual. Although not defined in or regulated by the condominium law, there are some provisions relating to resident managers. Included here are some examples of such provisions referenced in the condominium law. The listed examples are not a complete or an exhaustive listing.

Bylaws shall provide at least:

- | | |
|------------------|---|
| §514A-82 (a) (1) | whether the board may engage the services of a manager or managing agent, or both; and specifying the resident managers delegated powers and duties; |
| §514A-82(a) (8) | designation and removal of personnel necessary for the maintenance, repair and replacement of common expenses; |
| §514A-82(a) (14) | no resident manager of a condominium shall serve on its board of directors; and |
| §514A-82(b) (4) | no resident manager shall solicit, for use by the manager or managing agent, any proxies for use by the resident manager; nor cast any proxy vote except to establish a quorum. |

See Q&A pg. 6

Annual Report excerpts from pg. 1

here for the benefit of condominium associations, board members, and other interested persons.

The Condominium Review Committee (CRC) is a Commission standing committee that holds monthly public meetings in which condominium issues are presented, discussed, examined, and considered. This is a working committee that handles "nuts and bolts" issues. Developers, apartment owners, board of directors, condominium managing agents, attorneys, educators, researchers, government officials, and others with condominium concerns participate at the meetings. The responsibilities of the CRC include: registration of condominium projects by developers; condominium association (AOAO), condominium managing agent (CMA), and condominium hotel operator (CHO) registrations; governance, education and research programs, inclusive of the programs funded under the Condominium Education Fund (CEF).

This fiscal year, with the beginning of the new millennium, the CRC, without compromising consumer protection measures, continued in its efforts to minimize government involvement in those condominium governance areas legislatively intended for self governance; and streamline the registration of condominium projects, AOAOs, CMAs and CHOs. The CRC also increased its subsidy of programs in the condominium education area in approving many more seminars for CEF subsidy. The subsidy pays a portion of a condominium apartment owner's seminar registration fees. The subsidy continues to be provided only for condominium apartment owners from registered AOAOs. The CRC also initiated work on making available to the condominium communities of Kauai and the Big Island "on island" mediation services. The Mediation Center of the Pacific, Inc. fka the Neighborhood Justice Center of Honolulu, Inc. operating physically from Oahu, currently provides mediation services to these communities. Maui continues to be serviced by the Mediation Services of Maui, Inc. In addition, the CRC continued the implementation of its ongoing programs.

The enactment of new laws at the end of the fiscal year impacted the CRC's Advice, Education, and Referral program of work item. Condominium board members, apartment owners, CMAs and interested others inquired about the following new laws: the distribution of proxies by a board of directors using association of apartment owners funds; the permitted use of a proxy which has been copied, faxed, or otherwise reliably reproduced; the assessment of purchasers of delinquent apartments for unpaid common expenses up to \$1,800, accrued within six months; the AOAO's representation of all apartment owners in lease renegotiations and expenses to be borne by the remaining lessees as a common expense; recodification of the condominium law; amendments to the owner-occupancy sales requirements; the developer's declaration that a condominium project complies with all county zoning, building ordinances and codes, and other county permitting requirements; and other related legislation.

The law requires the Commission to submit to the legislature annually: (1) a summary of the programs funded during the prior fiscal year with funds from the CEF, (2) the amount of money in the fund, and (3) a copy of the budget for the current fiscal year, including summary information on programs which were funded or are to be funded. This portion of the report includes a summary of the CEF programs that have been funded for the prior fiscal year (2000) and the current fiscal year (2001).

Summary of Programs For Fiscal Year 2000:

Hawaii Condominium Bulletin - Develop, write, edit, print and distribute a quarterly bulletin to all registered AOAOs and registered CMAs and pro-

vide on Commission's website. Study feasibility of providing the bulletin through electronic medium; including electronic distribution prior to hard copy distribution.

Post HREREC Contract Termination Administration - Administer with HRERE the transition of the terminated contract as of June 1999.

Rule-Making - Chapter 107 - Study and evaluate Chapter 107 and HRS Chapter 514A, for rule making, consider deregulation without reducing consumer protection. Administer formal rule making process. Research and update new project registration, AOAO registration, and CMA registration.

Rule-Making - Chapter 53, Fees - Monitor and review services provided in relation to fees. Develop drafts of propose rules, assist in formal rule making process with Licensing Administrator.

Condominium Project and Developer's Public Reports - Administer registration program. Evaluate the process, records, forms, information documents, rules; coordinate with other governmental agencies, attorneys, etc., to ensure more expeditious processing and review time. Plan, develop and administer any legislative amendments needed. Administer consultant contracts. Study feasibility of finding other means of providing access to developer's public reports. Consider feasibility of including in Commission's webpage a listing of projects with current developer's public reports. Determine feasibility of electronic administration including scanning of document on CDs and computerized tracking.

Condominium Association Registration - Administer registration program. Review and monitor program for improvement including computer generated registration and reregistration forms with previous responses. Develop a public list of all registered AOAOs for distribution and inclusion in Commission's webpage.

Condominium Managing Agent Registration - Administer registration program. Review and monitor program for improvement and problem resolutions with Licensing Branch. List all registered CMAs in Commission's webpage and make preprinted lists available upon request.

Condominium Hotel Operator Registration - Administer registration program. Review and monitor program for improvement and problem resolutions with Licensing Branch. List all registered CHOs in Commission's webpage and make preprinted lists available upon request. Study and determine sources to locate unregistered CHOs, and initiate initial compliance through education. Develop and distribute start-up kits for CHOs, similar to CMAs.

Recodification of HRS Chapter 514A - Initiate the plan for recodification based on the 1995 Commission's report to the Legislature, "A Plan to Recodify Chapter 514A, Hawaii Revised Statutes, Condominium Property Regime;" include recommended legislation, budget, and coordination of a special Commission task force.

Condominium Education Fund (CEF) - Administer fund. Prepare, maintain, and review of budget, finance, and records for the CEF. Prepare monthly and annual financial statements, budget, administer fund investment. Plan and work with department to increase budget for FY01 for additional educational programs subject to revenue projections. See page 36.

Advice, Education, and Referral - Provide advice, education, and referrals to the condominium community, applicants, consumers, licensees, government officials, organizations, and the public. Print and distribute copy of HRS Chapter 514A to all registered AOAOs and CMAs. Study and report on the feasibility of providing information and advice on telephonic prerecorded messages. Maintain and improve webpage.

Condominium Mediation and Arbitration Program - Administer mediation programs. Research, develop, and publish a brochure on dispute resolution, mediation, and arbitration including "trial de novo." Coordinate joint complaint/mediation program with RICO. Study feasibility of initiating program in other neighbor islands. Continue condominium governance mediation arrangements with providers.

Meetings and Symposium - Plan, coordinate, and conduct monthly CRC meetings. Include schedule of meetings and agendas on Commission's webpage.

Legislative Acts and Resolutions - Review and carry out responsibilities of legislative acts and resolutions, amend public copy of HRS Chapter 514A, provide summary of condominium and related acts and resolution for Commission/staff/bulletin, etc.

Government and Legislative Participation and Report - Research, develop and distribute annual report to the Legislature on CEF programs and funds; consider inclusion on the Commission's webpage. Provide briefings to Legislators and staff; act as a resource. Attend hearings, provide written and oral testimony on legislative bills, and bill tracking. Respond to elected officials, inquiries or complaints, request for information, etc.

Neighbor Island Outreach - Coordinate and conduct two CRC meetings at neighbor island sites with ERC and LRRC. This fiscal year the CRC convened meetings on Maui in July 1999 and on Kauai in May 2000. Study holding meetings in collaboration with local boards, HAR, condominium organizations, etc.

Interactive Participation with Organizations - Active participation with Hawaii, Pacific Rim, national and international organizations and government agencies for the exchange of information and concerns, sharing of education and research efforts, joint projects of mutual concern, training, etc. through attendance, membership and participation at local, regional, national, and international meetings, including CAI, CAI Hawaii, HCAA, HICCO, Condominium Council of Maui, IREM, ARELLO, Hawaii State Bar, and Zenkauren (Japan).

Condominium Seminars - Produce seminars for the condominium community through contracts with various providers that provide for registration fee subsidies for apartment owners of registered AOA's; encourage new providers. Continue to administer CEF subsidies for Commission approved seminars. This year the approved seminars included the following: "Minimize Your losses... Collections, Foreclosures and Bankruptcy;" "Hidden Treasures in your Annual Budget;" "Anatomy of a Board Meeting," "Toxic Mold In The Home," "The New & Improved Act 236 (Investment Options)," "ABC's Basic Course for Association Leaders," "Penny Wise & Pound Foolish — How to Avoid the Pitfalls of Contracting For Community Associations," "Almost Free Legal Advice," and "Construction Defects How to Avoid Costly Mistakes & Maximize Your Recovery."

Condominium Specialists Office for the Day - Set up office at various neighbor island locations to meet and discuss condominium concerns. Consider and collaborate arrangements in conjunction with a function of a condominium organization and or at a condominium organization office. This year, the Office of the Day was held twice in Lihue, Kauai; Kahului, Maui; and in Hawaii (Kona and Hilo).

Condominium Speakership Program - Honor requests for speaking engagements for some type of program concerning or related to condominium issues.

New Technology Program - Administer in-house and network computer system; including training, purchases, and DCCA and PVL D plans. Study feasibility of new technology in the storage, printing of developer's public reports, registration and public information. Administer Commission's webpage with long range plan of including all condominium information, forms, database, etc. plus online registration.

Condominium Reference Library - Develop in Commission webpage a catalog of all public reference materials provided to State Libraries and at REB office. Develop and maintain materials for a condominium reference library at public libraries, REB office, mediation services offices and neighbor islands.

Start-up Kit for New AOA's and New CMAs - Distribute start-up kit to new registered AOA's, CMAs, and include the CHO's; including public copy of HRS Chapter 514A, and rules, budget and reserves guide, board of directors guide, past condominium bulletins.

Cooperative Education, Research, and Administrative Program - Participate in and sponsor cooperative education research and administrative programs.

Division and Department Program - Coordinate activities and programs of mutual concern with the PVL D, RICO and the DCCA; including Director's project on deregulation; review, analyze, and coordinate positions on HRS Chapter 436B with PVL D and AG's as it relates to HRS Chapter 514A. Coordinate joint complaint/mediation program with RICO.

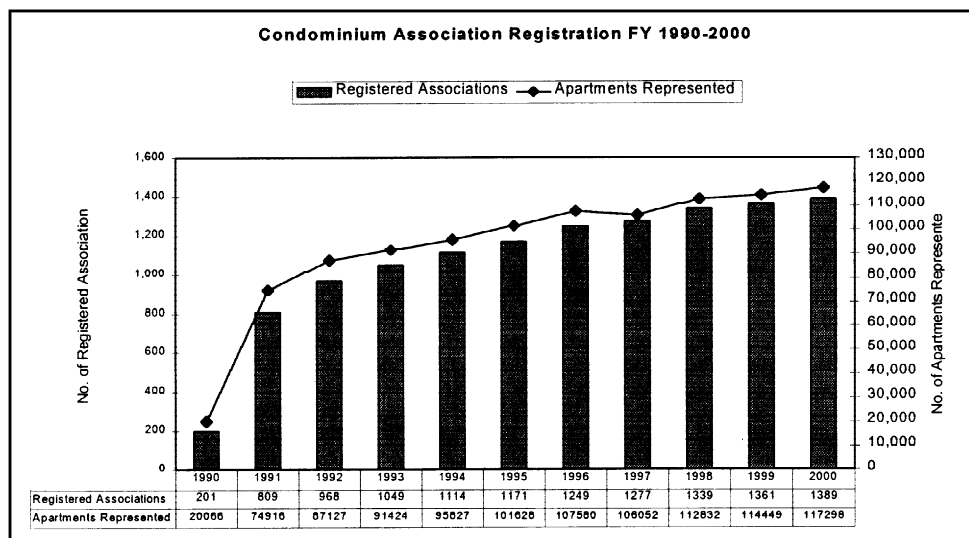
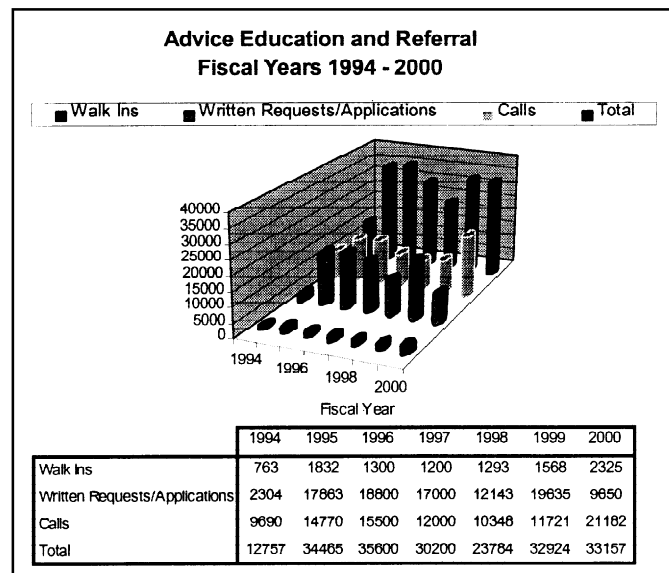
Records Management - Administer and organize all records, reference materials, reports, minutes, legislation, rules, AG opinions, contracts, etc. with applicable laws including the Uniform Information Practices Act and Records Report System. Research options or alternative for records storage and public information.

CPR Project Workshop and Meetings - Conduct periodic workshops for condominium consultants for purposes of orientation and information.

Case Law Review Program - Monitor, collect and report on judgments and decisions on Hawaii, federal, and other states' court cases; report on governance and development cases; material cases to be considered for Condominium Bulletin.

Limited Equity Cooperatives - Develop forms, procedures and process for Limited Equity Cooperatives, HRS Chapter 421H, falling within the limited responsibility of the Commission.

Staff and Commissioners Development - Develop and train REB staff and Commissioners. Participate in training provided by CAI, ARELLO, REEA, CLEAR and other organizations.



Update on Recodification of Hawaii Condominium Law

Last session, the State Legislature required the Real Estate Commission to conduct a review of Hawaii's nearly 40-year-old condominium property regimes law (Chapter 514A, Hawaii Revised Statutes) to "update, clarify, organize, deregulate, and provide for consistency and ease of use" of the law. (See Act 213, Session Laws of Hawaii 2000.)

The Commission is further required to make findings and recommendations for recodification of the law and to develop draft legislation consistent with its review and recommendations for submission to the 2003 Legislature.

In a nutshell, the Commission plans to proceed as follows:

1. Hire an attorney to assist it in recodifying Hawaii's condominium property regimes (CPR) law. [Done: Effective December 19, 2000, the Commission hired Gordon M. Arakaki to assist with the job.]
2. Research the history of Hawaii's CPR law, the laws of other jurisdictions, uniform acts, and commentary to gain an understanding of relevant issues and approaches to CPR regulation and to help guide us in the recodification process.
3. Solicit input from organizations and individuals whose duties and interests are affected by Hawaii's CPR law.

4. Draft CPR recodification legislation for inclusion in the Administration's package to the 2003 State Legislature.

The plan and timetable for recodification of Hawaii's CPR law will be available soon on the Commission's website at: <http://www.state.hi.us/hirec>. This will allow easy access to "point and click" hyperlinks to relevant laws and other resources. It is anticipated that the website will be the primary means of keeping everyone informed about the recodification progress. As is usual for all such comprehensive projects, the recodification plan will continue to be refined and evolve over time.

The Commission will seek to balance the desire to modernize Hawaii's CPR law with the need to protect the public and to allow the condominium community to govern itself.

The Commission is committed to engaging the participation of stakeholders throughout the recodification process. With everyone's help and cooperation, the Commission looks forward to crafting a CPR law that all can live with for the next 40 years!

Mediation Services Now Available Locally for Kauai and the Big Island

Mediation is one of the cornerstones of self-governance. In its newest action, the Commission has independently contracted with West Hawaii Mediation Service and Ku'ikahi Mediation Center on the Big Island; and on Kauai with Kauai Economic Opportunity, to locally provide conciliation and mediation services to the condominium communities.

Funds from the Condominium Education Fund (CEF) pay for these services. Previously, arrangements for such services were made through the Mediation Center of the Pacific Inc., which physically operates from the island of Oahu. Inquiries and requests for these new neighbor island mediation services should be directed to:

Big Island Mediation Inc.	{	326-2666 (Kailua-Kona, Hawaii)
dba West Hawaii Mediation Services		885-5525 (Kamuela, Hawaii)
Ku'ikahi Mediation Center		935-7844 (Hilo, Hawaii)
Kauai Economic Opportunity		245-4077 (Lihue, Hawaii)

Subsidized mediation continues to be available on Oahu and Maui as follows:

Mediation Center of the Pacific Inc.	521-6767 (Oahu)
Mediation Services of Maui, Inc.	244-5744 (Maui)

In mediation, two disputing parties with the help of an independent third party individualize a resolution that all parties can live with.

The contracted mediation services are available to registered associations of apartment owners, their boards, owners, tenants (excludes Residential Landlord Tenant Code issues), officers, employees, and registered condominium managing agents where there is a dispute between any of the parties relating to the provisions of the condominium laws and rules, declaration, bylaws, or house rules of a condominium.

When disputes seem to be at an impasse, an independent third party has proved helpful in moving the parties to a resolution. The Commission urges the condominium community to utilize the service of these mediation organizations early in a dispute. Except for mandatory mediation of assessment amounts that have been paid, mediation is voluntary. Nevertheless, the early use of mediation can reduce the time, energy, emotional stress, and costs associated with lawsuits or the inevitable later use of mediation.

MEDIATION CASE SUMMARIES

* BOD = board of directors ** RICO = Regulated Industries Complaints Office *** MCP = Mediation Center of the Pacific Inc. **** CMA = condominium managing agent

Cases handled by Mediation Center of the Pacific (Period ending 12/31/00) None reported.

Cases handled by Mediation Services of Maui (Period ending 12/31/00)

Complainant vs. Respondent	Complaint	Disposition
Apartment owner vs. BOD	Issues impacting the house rules of the AOA	Mediation initiated; board resolved issues at a board meeting
Apartment owner vs. President of AOA	Issues of liability associated possible violations of bylaws	Mediation completed; no agreement reached

Cases handled by RICO (Period ending 12/31/00) None reported

AOAO Reregistration from pg. 1

If, however, the AOA submits a bond exemption application (mailed to previous recipients), the reregistration deadline is Monday, April 30, 2001.

The reason for the earlier bond exemption application deadline is to allow the AOA enough time to obtain and submit evidence of fidelity bonding no later than May 31, 2001 if the bond exemption application is denied.

AOAOs must postmark completed registration applications, fees, and all required documents no later than midnight on the applicable deadline to Real Estate Branch; Association Registration; 250 S. King St., Room 702; Honolulu, HI 96813, or deliver them no later than 4:30 p.m. on the applicable deadline to the same address.

The Commission strongly encourages reregistering early to avoid penalty fees for late payment or late reregistration after May 31, 2001.

REAL ESTATE COMMISSION MEETING SCHEDULE 2001

Laws & Rules Review Committee—9:00 a.m.
Education Review Committee—10:00 a.m.
Condominium Review Committee—11:00 a.m.

Wednesday March 14

Wednesday, April 11

Wednesday, May 9

Wednesday, June 13

Wednesday, July 11

Real Estate Commission—9:00 a.m

Friday, March 30

Friday, April 27

Wednesday, May 23

Friday, June 29

Friday, July 27

All meetings (unless specifically noted) will be held in the ***Kapuaiwa Room, Second Floor, HRH Princess Victoria Kamamalu Building, 1010 Richards Street, Honolulu, Hawaii.***

Meeting dates, locations and times are subject to change without notice. Please call the Real Estate Commission Office, at 586-2643, to confirm the dates, times and locations of the meetings. This material can be made available for individuals with special needs. Please call the Executive Officer at 586-2643 to submit your request.

In order to successfully reregister, an AOA must timely submit a completed registration application form, a CSI form (if required based upon the preprinted bond expiration date) or a bond exemption application (if applicable), and all required fees.

Fees for 2001-2003 consist of: a \$50 nonrefundable registration fee, plus \$4 per apartment Condominium Management Education Fund fee, plus (if applicable) a nonrefundable \$50 fidelity bond exemption application fee if submitting a bond exemption application.

Condominium projects that fail to successfully reregister by May 31, 2001 must file as a new applicant and pay a penalty fee of \$50 plus 10% of the CMEF fee.

They also lack standing to maintain any action or proceeding in the courts of this State until the AOA properly registers, and are subject to action by the Regulated Industries Complaints Office.

After the AOA registration applications are mailed out in early April 2001, persons needing registration assistance may call 586-2644 to speak to a condominium registration clerk.

Q&A from pg. 2

Other provisions of the condominium law include:

§514A-83.3	the resident manager or managing agent or board of directors shall keep an accurate and current list of members of the association; and
§514A-83.3	duly executed and acknowledged affidavit request for a membership list can be furnished to the resident manager or managing agent or board of directors.

Additional sources of such information include asking other associations and managing agents what their resident managers may be doing; checking publications and articles written on the subject (the public library and Internet may be good sources); checking with organizations involved with condominiums governance like IREM or the National Association of Realtors, CAI (Community Association Institute).

The Commission's webpage at <http://www.state.hi.us/hirec> might provide some links to these organizations and their publications on the subject matter.

At the conclusion of your research, it may be quite helpful to document what your association decides the resident manager should be responsible for and have the document reviewed by experts, like an attorney, familiar with the employment of resident managers. Lastly, communicate with the resident manager about the association's decision.

License Information Available On Line

The condominium community and related professionals (owners, board members, managing agents, condominium hotel operators) at one time or another find themselves in need of employing licensed professionals and businesses, including, for example, a real estate broker, a licensed plumber, contractor, architect, electrician, doctor, pest control operator, accountant, elevator mechanic, etc.

The license status information (licensed or not, active, inactive, forfeited) is now available on line at the Professional and Vocational Licensing Search (PVL) website, <http://www.ehawaii.gov.org/serv/pvl>. A license inquiry then may be submitted either by type and license number, or license name or trade name. The complaint history for a particular license is also linked to this website.

The Commission continues to maintain valuable information about condominium governance and association registration at <http://www.state.hi.us/hirec>. The menu selection is "Condominium." The many items maintained at this website include information and publications about:

Menu Selection	Description of Item
Condominium Calendar	Calendar of condominium related educational opportunities
So You Want to Go Condo?	Text of a pamphlet on basic condominium concepts
Budgets and Reserves	Questions and answers on condominium association budgets and reserves
Hawaii Condominium Bulletin	Quarterly newsletter for the Hawaii condominium community
Reference Library	List of publications provided by the Commission and available at state libraries
Condominium Review	The committee's program of work for the fiscal year ending June 30, 2001 (Acrobat PDF file)
1999 Annual Report	The Real Estate Commission's Fiscal Year 1999 Annual Report (Acrobat PDF file)
Condominium Managing Agents	List of registered condominium managing agents (Acrobat PDF file)
Condominium Hotel Operators	List of registered condominium hotel operators (Acrobat file)
Registered Association of Apartment Owners Contact List	List of contract persons for registered condominium associations of apartment owners (Acrobat PDF file)
Application to Register Condominium Project Information Forms	Application forms (revised July 2000) General information and developer's public report forms for condominium project developers
Links	Links to other agencies and organizations

Other sources of information on line are included on the REB's "information sheet," available on line as a menu selection "Commission," and then menu selection "Sources of Information" at <http://www.state.hi.us/hirec>. On line information about profit and non-profit business entities and other business entities can also be found at <http://www.ehawaii.gov.org/serv/pvl>. A visit to these online sites is a "not to be missed—must."

Three join Real Estate Branch

In December, the Real Estate Branch (REB) welcomed three new employees, Gordon Arakaki, Alan Taniguchi, and Iris Ikeda Catalani.

Gordon Arakaki, an attorney, is the recodification attorney hired to assist the Commission with the legislative mandate to recodify the condominium law, Chapter 514A, Hawaii Revised Statutes. Just before coming to REB, Gordon was Chief Clerk of the Senate Committee on Ways and Means. Gordon received his law degree from the William S. Richardson School of Law and a Bachelor of Arts in English Literature from Pomona College.

Alan Taniguchi is the Executive Officer for the REB. He is concentrating on matters relating to real estate brokers and salespersons, administrative areas, and supervisory issues. He was previously a housing planner for the Housing Community Development Corporation of Hawaii. Alan holds a Masters of Public Administration and a Bachelors of Arts degree from the University of Hawaii Manoa.

Iris Ikeda Catalani is the Senior Real Estate Specialist. Iris is an attorney served as Representative for the 47th district in the State House from 1998 to 2000. Iris is a graduate of the Willamette College of Law and holds a Bachelor of Arts degree from the University of Hawaii—Manoa.

Standing Committees Met on Maui

On January 12, the Real Estate Commission convened its monthly standing committee meetings in Kahului, Maui. Convening committee meetings on different neighbor islands is part of the REC's program of work. These meetings provide the members of the condominium and real estate communities with the opportunity to attend the REC's Laws and Rules, Education, and Condominium Review Committee meetings usually held on Oahu.

Subjects for discussion included Chapter 514A, Hawaii Revised Statutes (HRS), Condominium Property Regime and Chapter 107, Hawaii Administrative Rules (HAR) condominium projects and public reports, condominium governance and management, condominium association registration, condominium dispute resolution program, condominium managing agent registration, condominium education programs, condominium management education fund, status report on the Commission's recodification project and report on proposed legislation.

During an open forum, the Commission heard testimony from condominium owners, managing agents and board members relating to governance issues. Testimony related to the operation of condominium hotels, designation of additional areas as common elements, and county requirements impacting on the operation of a condominium. After the meetings, committee members and staff provided information and entertained questions.

Condominium Education Calendar

This calendar lists upcoming educational events of interest to the condominium community. The publishers express **no opinion** about the quality or content of any event they do not sponsor. This listing should not be construed as an endorsement or sponsorship of any event, unless expressly indicated. Events may be subject to change; please check directly with the provider to confirm each event.

Date	Time	Event Title	Location	Provider
02/17/01	TBA	*Insurance Claims	Hale Koa Hote	CAI-H
03/15/01	12:00	*Ask the Experts	Hale Koa Hotel	CAI-H
04/01/01	TBA	*Advanced ABC's, Assembling the Professional Team	TBA	CAI-H
04/19/01	TBA	*Rules Development/Design Review	Hale Koa Hotel	CAI-H
04/24/01	TBA	*Fair Housing Beyond 2000	Ala Moana Hotel (Oahu)	**HAR
04/25/01	TBA	*Fair Housing Beyond 2000	Outrigger Wailea (Maui)	**HAR
04/26/01	TBA	*Fair Housing Beyond 2000	Outrigger Waikoloa (Hawaii)	**HAR
05/05/01	8:30 – 4:00	*ABC's, A Basic Course	Renaissance Ilikai Waikiki	CAI-H
5/18-20 & 5/25-27	TBA	RES 201 "Successful Site Mgmt"	TBA	OAC
05/26/01	TBA	*Contracts	Hale Koa Hotel	CAI-H
06/21/01	TBA	*Dispute Resolutions	Hale Koa Hotel	CAI-H
07/19/01	TBA	*Legislative Update	Hale Koa Hotel	CAI-H
08/16/01	TBA	*Covenant Enforcement	Hale Koa Hotel	CAI-H
09/15/01	TBA	*Termite/Ground Maintenance	Hale Koa Hotel	CAI-H
10/18/01	TBA	*Fair Housing	Hale Koa Hotel	CAI-H

* **Seminar has been approved by the REC for CEF subsidy. Registration fees for condominium apartment owners whose AOA is currently registered with the REC are being subsidized with funds from the Condominium Education Fund (CEF).**

For full information on the above-listed courses, please call the provider.

	Provider	Phone	Address
CAI	Community Associations Institute (National)	(703) 548-8600	225 Reinekers Ln #300 Alexandria, VA 22314
CAI-H	Community Associations Institute - Hawaii Chapter	488-1133	P.O. Box 976 Honolulu, HI 96808
CCM	Condominium Council of Maui	879-5266	P.O. Box 647 Kihei, HI 96753
HCAAO	Hawaii Council of Associations of Apartment Owners	533-2528	677 Ala Moana Blvd, #401 Honolulu, HI 96813
HSAP	Hawaii State Association of Parliamentarians	839-4437	
HSBA-CLE	Hawaii State Bar Association - Continuing Legal Educ.	537-1868	1132 Bishop Street, Ste 906 Honolulu, HI 96813
HICLE	Hawaii Institute For Continuing Legal Education	537-1868	1136 Union Mall, PH 1 Honolulu, HI 96813
IREM	Institute of Real Estate Management Hawaii Chapter No. 34	733-7060 ext. 106	1136 12th Ave, Ste 220 Honolulu, HI 96816
OAC	Oahu Arm Committee	523-6096	91-1030 Kaiheenalua Street Ewa Beach, HI 96706
UH-SPP	Special & Professional Programs, College of Continuing Education, University of Hawaii	956-8244	2530 Dole Street Honolulu, HI 9682
** HAR	Hawaii Association of Realtors ® (pending contract approval)	733-7060	1136 12th Ave., Ste. 220 Honolulu, HI 96816

Real Estate Branch and Real Estate Commission's web page at: <http://www.state.hi.us/hirec>
Address: 250 S. King St., Rm. 702; Honolulu, HI 96813; Phone: 586-2644

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