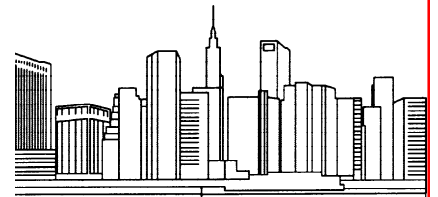
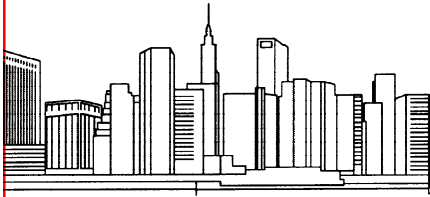


HAWAII CONDOMINIUM BULLETIN



VOLUME 8 NO. 4

JUNE 2000

Funded through the Condominium Education Fund

Measures affecting condominium community signed into law

The Governor has signed a number of bills into law that are of interest to the condominium community and is considering a number of other bills. The bills enacted into law are:

- **Act 22** (SLH 2000) SB 2527 SD 2 — requires any board of directors who intends to use association funds to distribute proxies, including a standard proxy, shall first post notice of the intent to distribute proxies in prominent locations within the project at least thirty days prior to the distribution; authorizes use of copy, fax or other reliable reproduction of proxies.
- **Act 39** (SLH 2000) SB 2333 SD 2 — authorizes an association of apartment owners to specifically assess the purchaser of a delinquent apartment for unpaid assessments provided

See Bills Signed pg. 6

More condominium apartment owners attend CEF Seminars

For this year, the Commission has approved six seminars as Condominium Education Fund (CEF) subsidized seminars. CAI Hawaii reports that the already presented CEF subsidized seminars were designed to educate condominium apartment owners, board members, managing agents, and interested others about:

- **Board Meetings, Procedures, and Operations – Anatomy of a Board Meeting** (January) – the legal obligations of directors, fiduciary duty and reasonable conduct of directors, better organization of board meetings, special parliamentary rules for boards, practical information for improving board operations, successful techniques adapted from large corporate boards to associations;
- **Toxic Mold In Buildings** (February) — the beginnings

See Seminars pg. 8

All education materials to be sent to AOA's designated officer

Based on discussions with apartment owners and boards of directors, the Commission has decided to send all education materials, including bulletins, and announcements to the association of apartment owner's designated officer. This is the person whom the association of apartment owners has designated on its biennial registration application as the officer that can be contacted directly.

The designated officer will be responsible to distribute the bulletins and other educational materials and an-

See Contact Point p. 2

Mediation plays key role in condominium disputes

Mediation is one of the cornerstones of self-governance. The Commission has independently contracted with the Mediation Center of the Pacific Inc, formerly known as the Neighborhood Justice Center of Honolulu, Inc., and the Mediation Service of Maui Inc. to provide conciliation and mediation services to the condominium community. Funds from the Condominium Education Fund (CEF) pay for these services.

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, by-laws, or house rules of a condominium. When disputes seem to be at an im-

See Mediation pg. 7

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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.



Dear Condominium Owners and Managing Agents:

As we come to the close of this fiscal year, we note that more and more board members, apartment owners, managing agents and interested others have attended the Condominium Education Fund (CEF) subsidized seminars.

The attendance at the "ABC's, A Basic Course for Association Leaders for new and "not so new" board members was at a record high and at room capacity.

Education in condominium governance and management matters is one of the many keys to successful condominium association living.

Many bills passed this legislative session impact the condominium community and we have summarized those acts and bills on pages 1 and 6.

The Governor has signed HB 2222 HD1, SD1, CD1 into law. This bill requires the Commission to conduct a review of the condominium law, make findings and formulate recommendations for recodification of the law to make it easier to understand and use.

We know that the current law is in need of recodification since the law was enacted over 34 years ago and has been piecemeal amended over those years.

In this issue of the bulletin, we will be providing more information on the mediation services subsidized by the CEF. Apartment owners and developers contribute to the CEF.

Finally, we have included in our reference file an article about "Toxic Mold." This has been reported to be one of the emerging health problems for condominium apartment owners for the 21st century, much like asbestos of the 20th century.

In closing, we remind the condominium community of the Commission's standing open invitation to its monthly Condominium Review Committee meetings.

On an ongoing basis, at these meetings, the Commission plans and initiates its program of work. Your input is important to the planning process.

The meeting schedule can be found on page 6 of this bulletin. Your input helps the Commission plan and initiate programs and offerings responsive to the condominium community.

Sincerely,

Alfredo Evangelista

Alfredo Evangelista, Chair
Condominium Review Committee

Ask the Condominium Specialist

Q I have attended two association of apartment owners meetings in which the issues of purchasing the leasehold interests and a major renovation project of the common areas were discussed and certain decisions made. I had voiced several objections to these issues, however, the minutes of those meetings do not reflect any of my comments or the comments of other owners.

Are the minutes of those meetings incorrect if the minutes do not reflect my comments?

A Incorrect minutes. Unless the bylaws state otherwise and/or requires another parliamentary procedure, the AOA's meetings, including the handling of meeting "minutes," should be current, record only what occurred at the meeting, and be corrected if in error. The timeliness and accuracy of the minutes could be considered a fiduciary responsibility of the board of directors.

Q We had a board member resign and the board just appointed another apartment owner to fill the vacancy. Shouldn't the board have held an election?

A Board of directors vacancy. The procedure to fill any vacancy on the board of directors is determined by the bylaws. A number of AOAOs have bylaw provisions which allow a vacancy to be filled temporarily until the next election by the affirmative vote of the remaining directors.

Unless the bylaws specifically state otherwise, the condominium law does not allow the president of the board of directors, board of directors, or the condominium managing agent to appoint a member to fill a board of director vacancy.

Contact Point from pg. 1

nouncements to other board members and apartment owners.

There will be no changes to where the education materials are being sent for the registered managing agents and condominium hotel operators.

The Commission will continue to rely on these registrants to assist with the distribution of education materials to condominium board members and apartment owners.

The change is effective as of the date of the publication of this bulletin.

Any comments regarding the mailing change may be directed to the condominium specialists at 586-2646.

Toxic Mold: The Challenge Facing Homeowners' Associations

By:

Allison Beale, Environmental Toxicologist
Working Environmental

Jim Reinhardt AIA, CSI, Architect
Architectural Diagnostics, Ltd.

G. Stephen Elisha, Attorney
Elisha Ekimoto & Harada

Over the past few months, substantial portions of the public at large have become aware of... and alarmed by... the specter of mold as a potential problem in their living spaces and more people are becoming aware and concerned each day.

It was recently stated in a national forum that toxic mold litigation will be the "asbestos" of the first part of the 21st century. Major cases have already occurred across the mainland.

Despite this surge in litigation, and a healthy climate for mold, many residents of Hawaii are not even aware of the problem. Those who have heard about it have difficulty reconciling it with their life experience.

There are, however, toxic molds. There appears to be strong evidence that these molds, when found in the interior environment of a building cause moderate to severe health problems.

Hawaii is a perfect breeding ground for these molds. It is essential that all homeowners' associations prepare to deal with this challenge.

In order to understand the problem and its potential severity, it is helpful to have some background. There are at least 100,000 known species of mold, of which some 270 are routinely found in building interiors. In order to grow, molds need food, water, and air.

Different mold species require different conditions... different types of food, temperatures and quantities of water.

Mold growth of any type within living spaces is highly undesirable. The conditions which allow mold to grow should not be present in well designed and maintained buildings. Some molds are potentially more harmful than others. Several species of molds that grow on modern building materials produce toxicants (chemicals that can cause harm to people).

In 1995, a group of experts in fields relating to mold-mycology, medicine, public health, and industrial hygiene was assembled to investigate a major mold problem in low income housing in New York City. From that group emerged a document which has become known as "the New York City Guidelines."

Since there are no building codes dealing with mold and no previous definitive statement of how much mold of what

species is allowable and what is not, the New York City Guidelines have become "the rules" for responsible treatment of mold in occupied spaces.

Three factors were identified as reasons to suspect mold contamination: 1) the presence of visible mold on a building surface, 2) the presence of chronically damp or wet areas in the building, and 3) the presence of a musty or moldy odor.

If any of these are identified upon entering a living space, mold contamination should be suspected. If the area of mold in the entire space is greater than a few square inches, professional removal is required.

The presence of very small areas of mold... a spot or two... on the wall next to the bathtub, on the grout or sealant around the tub or on the wall behind the refrigerator is not reason to call in "the mold squad." Nor is a light furry growth on your shoes or belt which have been in the closet for some time... that's a different type of mold. But if the moldy area is greater than a square inch or two in area, if it's a black splotchy growth, or if it's in an area that's always wet, there is cause for concern.

The mold species which is of greatest concern in building investigations is *Stachybotrys chartarum*, also known as *Stachybotrys atra*. Other toxigenic mold species of concern are *Memnoniella echinata*, *Aspergillus fumigatus* and *Paecilomyces variotii*. It's common to find several non-toxicogenic species during an investigation.

Less is known about their effect on health. It was believed that their presence in occupied living space is not desirable, but not necessarily harmful. However, the increased study of the health impact of those molds in living environments suggests that even non-toxicogenic species may cause health problems.

Non-toxicogenic species of mold can be directly harmful if a person is allergic to them (e.g., has asthma triggered by mold).

Also, while there is a fair amount of information about some molds, the health ramifications of chronic exposure to others is not clear or is unknown.

Also, the added variable of chronic exposure to a mixture of non-toxicogenic molds raises health concerns. This article focuses on molds that produce toxicants ("Toxic Molds").

Stachybotrys, *Memnoniella* and *Aspergillus* all require cellulose fiber for food and enough water to saturate the fibers. The paper on the faces of gypsumboard (drywall) panels is an excellent source of cellulose.

See Toxic Mold on p. 4

Toxic Mold from pg. 3

In the past, it had been thought that a major water event, like a flood or a hurricane, was required to provide the amount of water to foster Toxic Mold growth. More recently, it has been recognized that the water from wall or window leaks or from severe condensation is sufficient to sustain Toxic Mold growth.

Toxic Molds have been associated with a wide range of health problems, the most common of which are allergy-type symptoms (runny nose, headaches, coughing, swollen eyes, and a general fatigue) but the effects can be much more severe, particularly in mold-sensitive or immuno-compromised individuals or those with respiratory problems. The medical history of each individual is the most important factor for the potential severity of the effects.

People with asthma, infants, young children and the elderly are at particular risk. For a good description of the potential problems, see the article on asthma on the EPA's website: www.epa.gov/iaq/asthma.html.

The understanding of the potential health hazards from molds in the medical and scientific communities has developed substantially over the past ten or so years. At this time, there is a growing body of documentation and scientific study of the problem. New information and new understandings of the mechanisms and interrelationships are emerging constantly.

In early September 1999, the Mayo Clinic released a study showing a direct relationship between molds and physical symptoms such as headaches, runny nose, sinus inflammation and fatigue. Earlier this year, the American Academy of Pediatrics released a bulletin to physicians warning of the potential dangers of molds for childhood health.

A study in the October 1999 issue of *Pediatrics* reports that, for the first time, scientists have isolated *Stachybotrys* directly from the bronchial fluids of a young victim, confirming a direct correlation. Individual unit occupants can, under certain circumstances, take certain actions in dealing with limited amounts of Toxic Mold.

The first issue is detection. Small mold spots may be visible. There may also be a strong odor of mold. However, just because you cannot smell a "mold odor" does not mean that Toxic Molds are not present. In many, if not most, homes the people will not necessarily be able to smell a "mold odor" (or what they think of as a "mold odor").

There are other possible clues. They may experience a chronic stuffy or runny nose, headaches or some other health effect and not notice any problem with odors. To begin with, look around. Examine the obvious places—under the sink, around bathtubs and showers. Areas of mold of less than two square feet (the total in the entire space) can be cleaned with a household disinfectant, like Clorox.

Remember, though, that the reason that the Toxic Mold is there at all is because of too much water. Don't add more!

If the area of suspected mold growth may be more than

just a very small amount, you will need professional help. This is particularly true if the mold is under a window sill, adjacent to an outside door or near a roof leak.

Disinfectants or antibacterial washes will NOT remove Toxic Mold from porous surfaces like gypsumboard nor will they (in most cases) kill the spores produced by the mold. Any attempt to clean away Toxic Mold creates other potential problems. Agitating the area may cause the mold spores to disseminate into the air.

Under no circumstances should an untrained person open wall cavities or rip up carpeting (etc.). The threat of dissemination of spores into the air is too great. The ONLY effective remedy is removal of the Toxic Mold. A certified industrial hygienist experienced in mold evaluation is the best place to start.

The following are a few sources for your further investigation and understanding:

www.epa.gov/iaq/asthma.html
www.cal-iaq.org/mold9803.htm
www.scisoc.org/feature/stachybotrys/top.htm
www.gcrc.cwru.edu/stachy
www.msnbc.com/news/322793.asp?cp1=1
www.kandrlaw.com/articles/a20.htm & [a23.htm](http://www.kandrlaw.com/articles/a23.htm)

In the face of all of this information, and the impact it can have, condominium association boards are confronted with a number of difficult tasks. None are easy as there is not a great deal of history in the area to assist in making decisions. At the same time, there is no question that boards must take immediate and adequate steps to deal with the challenge. The stakes are raised by the clarity of hindsight. Health and safety threats, particularly those involving unseen causes, are hard for people to accept.

One hundred and forty years ago, tens of thousands of men died in hospitals during the American Civil War because there was no notion of infection or sanitation. Today, a child in grade school has more basic knowledge of that area than the most learned medical minds in the country had at that time.

The acceptance of infection caused by unseen micro bodies did not occur overnight. However, as the science in the area increased, the cause and effect became unquestioned.

Few, if anyone, today question the health dangers of asbestos or using tobacco. Younger people accept both as a given. Mature people remember decades of debate in which there was at least some degree of confusion about the health effects of both. During that time the body of scientific study increased until it reached a critical mass. At that point, the health dangers were known and clear to all.

The mold issue is analogous. The average person has

See Toxic Mold on pg. 5

Toxic Mold from pg. 4

no trouble identifying mold. He or she knows the basic conditions in which it grows. However, there is little understanding that mold can release unseen spores in the air that, in an interior environment, can have serious adverse health implications. At the same time, the scientific body of evidence showing the adverse effects of mold on health is growing daily. It is remarkably similar to the manner in which people learned of the health impact of tobacco use.

There are two significant differences. First, people today are more sophisticated in questioning health risks and less likely to passively wait for issues to work themselves out. This level of sophistication has been fueled by extensive and growing media coverage.

Second, unlike tobacco where a person exercised choice over direct contact, exposure to mold in building interiors is involuntary, unexpected and unwanted. The lack of personal choice and control over exposure to toxic indoor mold spores will lead people to demand, and expect, immediate and adequate remedial action.

This article on Toxic Mold will be completed in the next issue of the *Hawaii Condominium Bulletin*.

Note about the contributing authors

Allison M. Beale is an Environmental Toxicologist. She received her Bachelor of Science in Animal Physiology and her Master of Science in Pharmacology & Toxicology from the University of California Davis. She is the Owner of Working Environmental, a company that focuses on Environmental health & safety training and regulatory compliance. She may be contacted at working-environmental@worldnet.att.net.

Jim Reinhardt, AIA CSI is a Forensic Architect. He received a Bachelor of Arts from Dartmouth College. He attended University of California, Berkeley, CA; Department of Architecture and received his Bachelor of Architecture from the University of Washington. He is licensed in the States of Washington and Hawaii. He is President of Architectural Diagnostics, Ltd. and architectural firm specializing in the identification and remediation of design and construction defects. He may be contacted at adl@aloha.net.

G. Stephen Elisha, Esq. is an Attorney licensed in the State of Hawaii. He received a Bachelor of Arts from the University of Colorado and a Juris Doctorate from the University of Denver. He is a principle with the law firm of Elisha, Ekimoto and Harada. His practice emphasizes construction defect litigation. He may be contacted at elisha@eeh.com.

Commission holds Office for the Day for the public on neighbor islands

The Real Estate Commission's condominium and real estate specialists set up an Office for the Day in Lihue, Kauai Kailua-Kona, and Kahului, Maui this spring to discuss condominium and real estate licensing questions.

On Kauai, discussions included condominium project registration issues, requirements for sales of condominium apartments to owners-occupants, and bylaw amendments.

On the Big Island, discussions included disputes with the board president, director conflicts of interest, obtaining copies of association documents, association registration application questions, and whether covenants, conditions and restrictions may prohibit condo hotel operations.

On Maui, discussions included board meeting minutes, handling contentious board meetings, RICO's delegation to investigate violations of H.R.S. §514A-83.5, and the Commission's involvement with condominium mediation.

Watch for a flyer in the mail inviting you to make an appointment with a condominium or real estate specialist for in-person discussions at this fiscal year's Office for the Day.

Administrative Action

In the Matter of the Real Estate Broker's License, Condominium Hotel Operator's Registration, and Condominium Managing Agent's Registration of Paradise Management Corp. and the Real Estate Broker's License of Gerald L. Larson; REC 98-131-L & CPR 98-4-L

On April 28, 2000 the Real Estate Commission approved a Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order in the above entitled case. In 1998, the complainant, Association of Apartment Owners of Kona Plaza, filed a complaint with RICO claiming that the respondents destroyed records without written authorization; and that bank statements and canceled checks for years prior to 1996 were destroyed. Such violations if proven at hearing would subject respondents to penalties, including but not limited to revocation or suspension of the respondents' licenses for violation of among other things 467-14(13) (violating chapters 467, 484, 514A, 514E, 515 or 516-71, HRS or the rules) and 514A-85, HRS (records; examination; disposal). Respondents submit that in 1996 they had authorization from certain board members to destroy the records and the general ledgers detailing all income and expenses. Respondents were the property managers for complainants from 1982 until March 1998. Respondent Gerald L. Larson is the principal broker for Respondent Paradise Management Corp. Claims for restitution from Respondents are being addressed in a civil proceeding. Respondents, without admitting liability, entered into the settlement agreement to avoid further controversy and to avoid the time and expense that they would otherwise incur to have the matter resolved by an administrative hearing. Respondents agreed to jointly pay an administrative assessment of \$1,500 within 30 days of the approval of the settlement agreement by the Commission.

Editor's Note: Administrative assessment of \$1,500 was paid.

Bills Signed from pg. 1

the association has previously filed a notice of lien; limited to the amount accrued within six months, up to \$1,800 provided the association files a notice of the lien against the delinquent apartment before the purchaser acquires title.

- **Act 49** (SLH 2000) HB 2846 HD 1 — notwithstanding the provisions of the declaration or bylaws, requires the association of apartment owners to represent the apartment owners in all negotiations and proceedings for the lease rent renegotiations; and where some of the apartment owners have purchased the lease fee interest, requires the costs and expenses of the lease rent renegotiations to be borne by the remaining lessees as a common expense.

- **Act 213** (SLH 2000) HB 2222 HD1, SD1, CD1 — requires the Real Estate Commission to conduct a review of Hawaii's condominium property regimes law, make findings and formulate recommendations for recodification of the law, and develop draft legislation consistent with its review and recommendations; appropriates out of the condominium management education fund the sum of \$85,000 or so much thereof as may be necessary for fiscal year 2000-2001 to conduct the review including the establishment of one full-time temporary condominium specialist position in the department of commerce and consumer affairs to assist with the recodification.

- **Act 210** (SLH 2000) SB 3160 SD2, HD2, CD1 — streamlines the owner-occupancy sales requirements for condominiums; simplifies the list of items required in the announcement; allows a developer to substitute a designated owner-occupant apartment with a similar non designated apartment; allows an owner-occupant to convey the apartment into a trust within the first 365 days as long as the owner-occupant uses the apartment as the owner's principal residence.

- **Act 251** (SLH 2000) SB 2766 SD1, HD1 — clarifies that projects created as condominium property regimes under chapter 514A are subject to county zoning, other county building and development ordinances and rules and all other permitting requirements; would require the developer to execute a declaration to that effect, subject to penalties, either at the creation of the condominium or at registration of the condominium.

- Another bill of interest to the condominium community being considered by the Governor is:

HB 2585 HD1, SD1, CD1 — establishes the legal validity of electronic records, signatures, and contracts, and provides procedural guidelines for their use.

The Governor had until June 22, 2000 to give notice of the bills he plans to veto. The Legislature may reconsider any bill vetoed and may override a veto by a two-thirds vote of each house. The Governor also has until July 7, 2000 to

either sign bills into law or to allow bills to become law without his signature.

The summaries of the acts or bills included here are not intended to be a complete summary of or to cover all provisions of an act or bill. Interested readers may access the legislature's Web site, www.capitol.hawaii.gov, for listings of bills, to follow the status of the bills (vetoed or enacted), or to read the full text of the bills or acts.

Copies of the bills or acts may be obtained from all public libraries; Senate Printshop, State Capitol Rm. 012A; House Clerk's Office, State Capitol Rm. 027; Lieutenant Governors, State Capitol 5th floor; the Supreme Court Library, 417 S. King Street; and the William S. Richardson School of Law Library, 2525 Dole Street; all in Honolulu, Hawaii.

REAL ESTATE COMMISSION MEETING SCHEDULE 2000

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

Wednesday, July 12, 2000
Wednesday, August 9, 2000
Wednesday, September 13, 2000
Wednesday, October 11, 2000
Wednesday, November 15, 2000
Thursday, December 14, 2000

Real Estate Commission--9:00 a.m.

Thursday, July 27, 2000
Friday, August 25, 2000
Friday, September 29, 2000
Thursday, October 26, 2000
Thursday, November 30, 2000
Friday, December 15, 2000

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.

Mediation from pg. 1

passe, an independent third party has proved helpful in moving the parties to a resolution.

The Commission urges the condominium community to utilize early the service of these mediation organizations.

Mediation is part of that growing non-courtroom trend for settling disputes. The process is mandated for small claims filed in the small claims division of the State’s district courts.

There have been reports that some district court judges in the regular division of the district court are also using mediation.

For sometime, the circuit courts have used mediation for certain cases. In addition, in some cases, the Regulated Industries Complaints Office (RICO), who receives and investigates condominium complaints on behalf of the Commission, has referred the complaining parties to mediation.

Thus, the early use of mediation can reduce the time, energy, emotional stress, and costs associated with 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 12/31/99)

<i>Complainant vs. Respondent</i>	<i>Complaint</i>	<i>Disposition</i>
Apartment owners vs. BOD	Conduct of the BOD	Mediation held; no agreement

Cases handled by Mediation Services of Maui
(Period ending 12/31/99)

<i>Complainant vs. Respondent</i>	<i>Complaint</i>	<i>Disposition</i>
Apartment owner vs. BOD & resident manager	By-law violations; & house rule violations involving noises	Officer of the BOD declined mediation; Closed
Apartment owner vs. Apartment owner (neighbor)	Property damage caused by neighbor’s activities	Damages paid by insurance company prior to mediation. Closed
Apartment owner vs. BOD/AOAO & resident manager	Bylaw violations	Referred to RICO Closed

Cases handled by RICO (Period ending 12/31/99)

<i>Complainant vs. Respondant</i>	<i>Complaint</i>	<i>Disposition</i>
Apartment owner vs. CMA	Not specified	Referred to MCP, no agreement reached
Apartment owner vs. CMA	Not specified	CMA declined mediation
Apartment owner vs. CMA	Not specified	Referred to MCP, partial agreement reached
Apartment owner vs. BOD/AOAO	Not specified	BOD declined mediation
Apartment owner vs. BOD/AOAO	Not specified	Apartment owner withdrew complaint
Apartment owner vs. BOD/AOAO	Not specified	BOD declined mediation

Note: Mediation is recommended and preferred; however, in some instances there may be some legitimate reasons for declining mediation.

Subsidized mediation may be obtained through the following:
Mediation Center of the Pacific Inc. (“MCP”), 200 N. Vineyard Blvd., Suite 320, Honolulu, Hawaii 96817, telephone (808) 521-6767

Mediation Services of Maui, Inc. (“MSM”), Cameron Center 95 Mahalani Street, Wailuku, Maui 96793, telephone (808) 244-5744

Registration Updates

- ✓ **Condominium Managing Agent and Condominium Hotel Operator Registration Deadline**—November 30, 2000 is the deadline for submitting re-registration applications.
- ✓ **Changes in fees approved:**
Condominium Hotel managing agent:
Application for bond alternative or bond exemption fee

Original application	\$50
Biennial application	\$50

 Condominium association
Application for bond alternative or bond exemption fee

Original application	\$50
Biennial re-registration fee	\$50

Seminars from pg. 1

of a major health problem, how it may impact the condominium community, dealing with unknown vendors selling services to clean or purify the air;

- **The New & Improved Act 236 (SLH 1999) (Investment Options)** (March) – the new investment options permitted by new laws, advantages and risks of the new options and the board's fiduciary responsibility;

- **ABC's, A Basic Course for Association Leaders** (April) – an overview of common interest communities, role and obligations of the developer, approaches to solving community association problems, maintenance, principles for enacting new rules and rule enforcement, finances (preparing an operating budget, reading financial reports), board meetings, fiduciary responsibility;

- **Penny Wise & Pound Foolish – How to Avoid the Pit-**

falls of Contracting for Community Associations (April) – the risks of not having contracts reviewed by professionals before signing, the pitfalls of signing a proposal drafted by a contractor or vendor, who can be relied upon to review and draft contracts, pitfalls of a standard addendum for contracts, advantages and disadvantage of consulting with the association's insurance professional before signing, the clauses required in all service contracts to protect the association, negotiating the best terms for the association;

- **Almost Free Legal Advice** (May) – the advice of a panel of attorneys in response to questions posed by the audience covering a full range of condominium law issues, including questions about proxies, governing documents, fiduciary duties, requirements of the condominium law (Chapter 514A, HRS), Robert's Rules of Order and reserve requirements etc.

Condominium Education Calendar

This calendar lists upcoming educational events of interest to the condominium community. The Commission expresses **no opinion** about the quality or content of any event listed and the listing should not be construed as an endorsement or sponsorship of any event. Events may be subject to change; please check directly with the provider to confirm each event.

Date	Time	Event Title	Location	Provider
07/20/00	11:30 - 1:30 p.m.	Legislative Update	Hale Koa Hotel	CAI-H
08/10-11/00	TBA	Restatement/Servitudes	Hale Koa Hotel	CAI-H
08/12/00	12:00 noon	Covering Your Assets	TBA	CAI-H

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

	Provider	Phone	Address
ADT	Association Development Technologies	947-7078 (Oahu)	1164 Bishop St., Ste 124 Honolulu, HI 96813
CAI	Community Associations Institute (National)	(703)548-8600	1630 Duke Street Alexandria, VA 22314
CAI-H	Community Associations Institute - Hawaii Chapter	488-1133 (Oahu)	P.O. Box 976 Honolulu, HI 96808
CCM	Condominium Council of Maui	879-5266 (Maui)	P.O. Box 647 Kihei, HI 96753
HAC	Oahu Arm Committee	523-6096 (Oahu)	1571 Piikoi St, #50 Honolulu, HI 96822
HCAAO	Hawaii Council of Associations of Apartment Owners	533-2528 (Oahu)	677 Ala Moana Blvd, #701 Honolulu, HI 96813
HICLE	Hawaii Institute For Continuing Legal Education	537-1868 (Oahu)	1132 Bishop St., Suite 906 Honolulu, HI 96813
IREM	Institute of Real Estate Management Hawaii Chapter No. 34	737-4000 (Oahu)	1136 12th Ave, Ste 220 Honolulu, HI 96816
UH-SPP	Special & Professional Programs, College of Continuing Education, University of Hawaii	956-8244 (Oahu)	2530 Dole Street Honolulu, HI 96822

Real Estate Branch and Real Estate Commission's Web page at: <http://www.state.hi.us/hire> c

Address: 250 S. King St., Rm. 702; Honolulu, HI 96813; Phone: 586-2644

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