

CONDOMINIUM REVIEW COMMITTEE
REAL ESTATE COMMISSION
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
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: December 7, 2011

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.

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

Present: Michele Sunahara Loudermilk, Chair, Public / Honolulu Commissioner
Nikki Senter, Vice Chair, Public / Honolulu Commissioner
Carol Ball, Broker / Maui Commissioner
Scott Sherley, Broker / Hilo Commissioner
Frances Gendrano, Broker / Honolulu Commissioner
Walt Harvey, Broker / Honolulu Commissioner
Rowena Cobb, Broker / Kauai Commissioner
Aileen Wada, Broker / Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
Benedyne Stone, Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
David Grupen, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary
Amy Fujioka, Office Assistant

Others: Myoung Oh, Hawaii Association of REALTORS®

Absent: Stanley Kuriyama, Broker / Honolulu Commissioner

Call to Order: Chair Loudermilk called the meeting to order at 9:15 a.m., at which time quorum was established.

Chair's Report: No report was presented.

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.

Commissioner Kuriyama was excused from the meeting. Prior notification of his non-attendance was received.

Condominium
Specialist's
Report:

Additional Distribution

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

5. CPR Registration and Developer's Public Reports
 - a. Condominium Projects and Developer's Public Reports
 - 1) November 2011

Minutes:

Upon a motion by Commissioner Harvey, seconded by Commissioner Sherley, it was voted on and unanimously carried to accept the minutes of the November 9, 2011 Condominium Review Committee meeting as circulated.

Condominium
Governance and
Management:

AOUO Registrations

Specialist Stone reported that as of November 30, 2011, 1,612 AOUOs have successfully registered.

Mediation and Arbitration

Case Law Review Program

The following was distributed for informational purposes: *AOAO Keauhou Kona Surf & Racquet Club v. Bowers v. AOAO Keauhou Kona Surf & Racquet Club v. Schooley* 125 Hawai'i I 242, 2011 WL 1421147 (Hawai'i App.) April 13, 2011 Unpublished Disposition.

Condominium Related Articles

The following articles were distributed for informational purposes: "Homeowner's Handbook to Prepare for Natural Hazards" *Wai Halana Hawaii Flood News* DLNR October 2011; "Unmapped Areas on Flood Hazard Maps" *Wai Halana Hawaii Flood News* DLNR October 2011; and "Routine Maintenance Saves Money" CAI Hawaii October 2011.

Condominium
Project
Registration:

Condominium Project Registration - Public Reports Issued

A list of those condominium projects issued effective dates during the month of November 2011 were distributed for informational purposes.

PROJ #	PROJECT NAME	PROJECT ADDRESS	TMK #	UNITS	REPORT	DATE
7167	3320 KAOHINANI DRIVE	3320 KAOHINANI DR HONOLULU HI 96817	122050004	2	B REPT	11/2/2011
7165	55-089 LANIHULI STREET	55-089A & 55-089B LANIHULI ST LAIE HI 96762	155017010	2	B REPT	11/2/2011
7168	COVE WAIKIKI THE	1800 & 1820 KAIOO DR HONOLULU HI 96815	126012037	117	B REPT	11/23/2011
5724	HALI'I KAI PHASE IIB	69-1029 NAWAHINE PL	369010001	16	SUPPL 8	11/7/2011

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5892	HALI'I KAI PHASE III	WAIKOLOA HI 96738 69-1029 NAWAHINE PL WAIKOLOA HI 96738	369010001	32	SUPPL 8	11/7/2011
5911	HALI'I KAI PHASE IV	WAIKOLOA HI 96738 69-1029 NAWAHINE PL WAIKOLOA HI 96738	369010001	32	SUPPL 8	11/7/2011
5671	HALI'I KAI PHASE V	WAIKOLOA HI 96738 69-1029 NAWAHINE PL WAIKOLOA HI 96738	369010001	41	SUPPL 8	11/7/2011
6143	HOAPILI CONDOMINIUM	4410 HOOKUI RD HANAIE HI 96754	452011013	2	SUPPL 2	11/23/2011
7172	LAULANI X, PHASE 16	91-1001 KEAUNUI DR EWA BEACH HI 96706	191149025	9	B REPT	11/7/2011
7177	LAULANI XI, PHASE 17	91-1001 KEAUNUI DR EWA BEACH HI 96706	191149026	9	B REPT	11/28/2011
7030	PULEWA AT MEHANA	KAKALA, MANAWAI, KUNEHI, KUKULU ST KAPOLEI HI 96707	191016160	120	B AMD 2	11/2/2011
6948	ROYAL GARDEN AT WAIKIKI	440 OLOHANA ST HONOLULU HI 96815	126016039	140	SUPPL	11/23/2011
7164	SUNSET WINDS CONDOMINIUM	70 WAI KULU PL LAHAINA HI 96761	247009049	2	B REPT	11/4/2011
7171	WAIHONUA	1189 WAIMANU ST HONOLULU HI 96814	123006017	345	B REPT	11/16/2011
0	Preliminary Reports					
0	Contingent Final Reports					
0	Final Reports					
6	Supplementary Reports					
7	B Reports					
1	B Amendment Reports					
14	TOTAL REPORTS					

CPR Workshops and Meetings - Consultants

The condominium consultant workshop will be held on Friday, December 9, 2011. The workshop will provide for continuity between the condominium consultants, review of new legislation, new forms, and recent committee decisions.

Program of Work: **Rulemaking, Chapter 107**

The committee acknowledged receipt of comments to the proposed rules from Lloyd Sodetani and Lawrence N.C. Ing, Esq., The Ing Law Firm.

Records Management

Specialist Leong reported no change in status since her report in October, the Condo Developer Public Report On-line Filing and Search project is in the development stages.

Condominium Organizations Forum:

No comments, recommendations or concerns were received from the following: Community Associations Institute Hawaii Chapter, Alakahi Foundation, Hawaii Council of Association of Apartment Owners, Hawaii Independent Condominium and Cooperative Owners, Hawaii State Bar Association/Real Property & Financial Services Section, Land Use Research Foundation, Condominium Council of Maui, Hawaii Association of Realtors/Institute of Real Estate Management Hawaii Chapter/ Oahu Arm Committee, others.

CETF Budget & Finance Report:

Upon a motion by Commissioner Sherley, seconded by Commissioner Cobb, it was voted on and unanimously carried to accept the Condominium Education Trust Fund Financial Report for the period ending September 30, 2011

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Next Meeting: January 11, 2012
Upon adjournment of the Laws and Rules Review Committee meeting scheduled
to convene at 9:30 am
REALTORS® Association of Maui
441 Ala Makani Place
Kahului, MAUI

Adjournment: With no further business to discuss, Chair Loudermilk adjourned the meeting at
9:27 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

December 12, 2011

Date

Minutes approved as is.

Minutes approved with changes; see minutes of _____

CY/tn/111212