

CONDOMINIUM REVIEW COMMITTEE MEETING
REAL ESTATE COMMISSION
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AGENDA

Date: Wednesday, December 12, 2007

Time: Upon adjournment of the Education Review Committee meeting which follows 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

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 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.

1. Call to Order, Public Notice, Quorum
2. Chair's Report
3. Senior Condominium Specialist's Report
 - a. Introductions, Announcements, Correspondence, and Additional Distribution
 - b. Minutes of Previous Meetings
4. Condominium Governance and Management
 - a. Mediation & Arbitration – RICO's Information on Contracted Mediation Services
 - b. AOA Registrations
 - c. Ad Hoc Committee on Condominium Education and Research
 - d. Condominium Seminars and Symposium – CAI Hawaii Seminar Expenses
 - e. Education Calendar
 - f. Start-up Kit for New AOAs
 - g. Case Law Review
 - h. Condominium Related Articles
 - 1) CAI Community Associations & Apartment Building Management E-Alert (November 26, 2007) - "Fair Housing Disputes Occur Even in Paradise"
 - 2) "Future Vision" - *CAI Common Ground* (November/December 2007)
 - 3) *Hawaii Community Associations* (October 2007)
 - a) "Identity Theft & the Internet: Part 1"
 - b) "Enforcement of the Governing Documents"
 - c) "Protecting for Your Association's Finances"
 - 4) "Standards for Community Association Managers Pass—The First Step to Enhancing Manager Professionalism" - Mark D. Pearlstein, Levenfeld Pearlstein, LLC
 - 5) "New Association Architectural Review and Oversight Guidelines" – Paul L. Wean, Wean & Malchow, P.A.
 - i. CDR Pilot Program
 - j. Final REC Response to the Legislative Auditor on SCR 160
5. CPR Registration and Developer's Public Reports
 - a. Condominium Projects and Developer's Public Reports
 - 1) November 2007
 - 2) Project Statistics
 - 3) CPR Project
 - 4) Owner-Occupant – Request for Informal Non-Binding Interpretation of §514A-107(b), or §514B-98.5, HRS, "no action letter" – Marlon & Luzviminda Gante
 - b. CPR Workshops and Meetings

- c. Consultants – Report on the December 3, 2007 Consultant’s Forum/Workshop
 - d. Case Law
 - e. Request for Informal Non-Binding Interpretation of §514B-31 (Creation), §514B-101 (Applicability; exceptions), §514B-51 (Registration required; exceptions), §514B-81 (Applicability; exceptions), §514B-54(a)(4), HRS – David Andrew, Esq. memorandum dated November 29, 2007
 - f. Request for Informal Non-Binding Interpretation of §514B-92(b)(3)(C)(ii) “Building permit for the Project” – Dennis M. Lombardi, Esq., Esther Han, Esq., Case Lombardi & Pettit
6. Program of Work, FY08
- a. Condominium Laws and Education
 - b. Advice, Education, and Referral
 - c. Hawaii Condominium Bulletin
 - d. CMA & CHO Registrations
 - e. Rulemaking, Chapter 107
 - f. Meetings
 - g. Government and Legislative Participation & Report – Rep. Angus McKelvey Proposed Legislation on Proxies and Absentee Ballots
 - h. Legislative Acts and Resolutions
 - i. Interactive Participation with Organizations
 - j. Neighbor Island Outreach - Maui
 - k. Consumer Education
 - l. Rulemaking, Chapter 53, Fees
 - m. Condominium Specialist Office for the Day
 - n. Condominium Speakership Program
 - o. Technology Program and Website
 - p. Records Management
 - q. Cooperative Education, Research, and Administrative Program
 - r. Division and Department Programs
 - s. Staff and Commissioners Development
 - t. Condominium Reference Library
7. Condominium Organizations Forum
- a. Community Associations Institute Hawaii Chapter
 - b. Hawaii Council of Association of Apartment Owners
 - c. Hawaii Independent Condominium and Cooperative Owners
 - d. Condominium Council of Maui
 - e. Hawaii Association of REALTORS®
 - f. Institute of Real Estate Management Hawaii Chapter / Oahu ARM Committee
 - g. Hawaii State Bar Association / Real Property & Financial Services
 - h. Land Use Research Foundation
 - i. Others
8. Open Forum
9. Budget and Finance Report
10. Next Meeting: Wednesday, January 9, 2008
 Upon adjournment of the Education Review Committee meeting which follows the Laws and Rules Review Committee meeting scheduled to convene at 9:00 am
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11. Adjournment

This meeting is funded in part by the Condominium Education Fund. Individuals who require special needs accommodations are invited to call Cynthia Yee, Senior Condominium Specialist, at 586-2643, at least 4 **working days** in advance of the meeting.