

CONDOMINIUM REVIEW COMMITTEE MEETING
REAL ESTATE COMMISSION
www.hawaii.gov/hirec

AGENDA

Date: Wednesday, April 8, 2009

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

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
 - b. AOA Registrations
 - c. Ad Hoc Committee on Condominium Education and Research
 - d. Condominium Seminars and Symposium
 - e. Education Calendar
 - f. Start-up Kit for New AOAOs
 - g. Case Law Review – *Common Ground* (March April 2009)
 - 1) "Homefront Law Help!"
 - 2) "Difficult Trek"
 - h. Condominium Related Articles
 - 1) "What Records to Keep Confidential from Prying Members" *Community Association Management Insider* February 2009
 - 2) "Follow 8 Guidelines for Using Reserve Account Funds" *Community Association Management Insider* March 2009
 - 3) "Allowing Smoking in Common Areas May Invite Nuisance Claims" *Community Association Management Insider* March 2009
 - i. CDR Pilot Program - *In the Matter of Pame Romano and John Dew, Petitioners, vs. Kuhio Village II, AOA Board, C.O. Furuya, Hawaiiiana Management, and Agent Craig Richter, Respondents* – CMDR-0809-02 Hearings Officer's Findings of Fact, Conclusions of Law, and Order Granting Respondents' Motion to Dismiss Petitioners' Request For Hearing
5. CPR Registration and Developer's Public Reports
 - a. Condominium Projects and Developer's Public Reports
 - 1) March 2009
 - 2) Project Statistics
 - 3) CPR Project
 - 4) Owner-Occupant
 - 5) Requesting informal non-binding interpretation -- Letter from Ron Wilson R (B) Received February 24, 2009 relating to §514B-90, HRS, "Sales contracts before completion of construction"

- 6) Performance Bonds/Irrevocable Letters of Credit – Requests for Release –deferred from February 11, 2009 CRC meeting
 - 7) CPR Project Registration Applications of Kahului Town Center LLC, a Hawaii Limited Liability Company for CPR Kahului Town Center Master Condominium registration no. 6781 and Kahului Town Center Quadrant 1 registration no. 6632 - Informal non-binding interpretation issued October 10, 2007 that developer may preliminary proceed with submitting the registration application for the proposed nested condominium subject to listed concerns with Committee reserving the rights to refer the issue to declaratory ruling upon receipt of detailed information
 - b. CPR Workshops and Meetings
 - c. Consultants
 - d. Case Law
6. Program of Work, FY09
 - a. Condominium Laws and Education – March 19, 2009 Letter from G. Stephen Elisha, Esq. regarding distribution of educational brochures
 - b. Advice, Education, and Referral
 - c. Hawaii Condominium Bulletin
 - d. CMA Registrations
 - e. Rulemaking, Chapter 107
 - f. Meetings
 - g. Government and Legislative Participation & Report
 - h. Legislative Acts and Resolutions
 - i. Interactive Participation with Organizations
 - j. Neighbor Island Outreach
 - 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, May 6, 2009
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 am
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii
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, Sr. Condominium Specialist, at 586-2643, at least 4 **working days** in advance of the meeting.