

## CONDOMINIUM REVIEW COMMITTEE MEETING

REAL ESTATE COMMISSION

[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

### AGENDA

Date: Wednesday, June 10, 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 – Mediation Purchase Orders with Mediation Center of the Pacific, Inc.; Mediation Services of Maui, Inc.; Kauai Economic Opportunity, Inc.; Big Island Mediation, Inc. dba West Hawaii Mediation Center; and Ku'ikahi Mediation Center
  - b. AOOU Registrations
  - c. Ad Hoc Committee on Condominium Education and Research
  - d. Condominium Seminars and Symposium - Evaluation
    - 1) CAI Hawaii "ABC's - A Basic Course for New Board Members" May 16, 2009
    - 2) CAI Hawaii "Contracts, Insurance & Pitfalls" May 21, 2009
  - e. Education Calendar
  - f. Start-up Kit for New AOAOs
  - g. Case Law Review – *Community Association Management Insider* (May 2009)
    - 1) "Association Not Liable for Member's Water Intrusion"
    - 2) "Bylaw Amendment Restricting Rentals Is Enforceable"
    - 3) "Board Decision Regarding Construction Project Ruled Valid"
  - h. Condominium Related Articles – *CAI Hawaii* (April 2009)
    - 1) "Stupid Things Board Members Say"
    - 2) "The Virginia Graeme Baker Pool and Spa Safety Act"
    - 3) "Providing Assistance to Our Residents and Owners"
    - 4) "CAI Launches New Website"
  - i. CDR Pilot Program
    - 1) In the Matter of A.J. Di Mauro, and Keith Wilde vs. Board of Directors of the Waikoloa Villas AOAO, Michael Bernstone, and Jesse Maupin – CDR -2006-3
    - 2) In the Matter of Tommy Wai Hung Ma, and Sindy Sin Yee Ma vs. AOAO Queen Emma Gardens, and Touchstone Properties Ltd. - CDR-0809-4
    - 3) In the Matter of Sherry W. Arndt, Nancy Shah, and John Ervin, vs. David Nagy, Patricia Dykstra, Emory Bush and Charles Gallagher 2008 MLS Director – CDR-0809-5
5. CPR Registration and Developer's Public Reports
  - a. Condominium Projects and Developer's Public Reports
    - 1) May 2009
    - 2) Project Statistics
    - 3) CPR Project

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- 4) Owner-Occupant
  - 5) Performance Bonds/Irrevocable Letters of Credit – Requests for Release of Bonds for Haseko Homes / Ke Noho Kai Development, Bond Nos. 059320, 017044, 059322 – May 12, 2009
  - 6) Request to register one restaurant unit as a “project” in a phase project pursuant to Chapter 514A, HRS, §514A-3, HRS – Honua Kai Condominium Project, Kaanapali, Maui, Maui Beach Resort Limited Partnership, Developer
- b. CPR Workshops and Meetings
  - c. Consultants
  - d. Case Law
6. Program of Work, FY09
- a. Condominium Laws and Education
  - 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 – Kauai – July 8, 2009
  - k. Consumer Education
  - l. Rulemaking, Chapter 53, Fees
  - m. Condominium Specialist Office for the Day - Kauai, July 8, 2009
  - 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
  - u. Program of Work and Budget, FY10
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, July 8, 2009  
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:30 am  
State Office Building  
Conference Rooms A, B, and C  
3060 Eiwa Street  
Lihue, KAUAI
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.