

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: June 14, 2005

Time: Upon adjournment of the Education Review Committee meeting which follows the Laws and Rules Review Committee meeting scheduled to convene at 9:30 a.m.

Place: Natural Energy Laboratory of Hawaii, Conference Room
73-4460 Queen Kaahumanu, #101
Kailua-Kona, Hawaii

Present: Mitchell Imanaka, Chair, Broker / Honolulu Commissioner
Kathleen Kagawa, Vice Chair, Broker / Honolulu Commissioner
Louis Abrams, Broker / Kauai Commissioner
John Ohama, Broker, Honolulu Commissioner
Iris Okawa, Public / Honolulu Commissioner
Vern Yamanaka, Broker / Hilo Commissioner
Trudy Nishihara, Broker / Honolulu Commissioner
Michele Sunahara Loudermilk, Public / Honolulu Commissioner

Calvin Kimura, Supervising Executive Officer
Cynthia Yee, Senior Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Shari Wong, Deputy Attorney General
Karyn Takahashi, Recording Secretary

Others: Karen Iwamoto, Hawaii Association of REALTORS®
Marsha Shimizu, Hawaii Association of REALTORS®
Jacqueline Parkinson, Kona Board of REALTORS®
Elizabeth Hardy
Kalae Wheeler
Lisa Oroc
Glenn Nishihara

Absent: Carol Mae Ball, Broker / Maui Commissioner

Call to Order: Chair Imanaka called the meeting to order at 11:04 a.m., at which time quorum was established.

Chair's Report: No report was presented.

Chair Imanaka stated that this was his last committee meeting and thanked Senior Specialist Yee and Vice Chair Kagawa.

Condominium
 Specialist's
 Report:

Additional Distribution

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

- 4. Condominium Governance and Management
 - k. Request for Non-Binding Opinion Concerning Deposit of Funds of Hawaii Association of Apartment Owners §514A-97(c), HRS, - First National Bank of Arizona; Douglas Smith, Esq., Todd Y. Hirai attorneys – Deferred from May 24, 2005 REC meeting
- 6. Program of Work, FY05
 - a. Recodification of Chapter 514A – Request for Clarification of Commission's Prefatory Comments to Part VI. Management of Condominiums, Real Estate Commission's Prefatory Comment to Part VI, Page 2 "artificial approach regarding the contents of bylaws" – Glenn T. Taniguchi, Esq. – Deferred from May 24, 2005 REC meeting

Minutes:

Upon a motion by Commissioner Yamanaka, seconded by Commissioner Kagawa, it was voted on and unanimously carried to accept the minutes of the May 11, 2005 Condominium Review Committee meeting as circulated.

Condominium
 Governance and
 Management:

AOAO Registrations

Specialist Yee reported that as of May 31, 2005, 508 AOAOs have successfully registered for the 2005-2007 biennial registration period.

Upon a motion by Commissioner Okawa, seconded by Commissioner Kagawa, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Association of Apartment Owners through May 31, 2005 for the 2005-2007 registration. The associations are as follows:

Project Name	Reg	Project Name	Reg
1040 KINAU	7/1/2005	1041 KAHUAMOKU	7/1/2005
1133 WAIMANU	7/1/2005	1251 HEULU	7/1/2005
133 LAKEVIEW CIRCLE	7/1/2005	1525 PENSACOLA	7/1/2005
1541 DAVENPORT PLACE	7/1/2005	1616 KEWALO (AKA MAKIKI IKI)	7/1/2005
1634 NUUANU	7/1/2005	1650 PIIKOI	7/1/2005
1906 FERN STREET	7/1/2005	2033 NUUANU	7/1/2005
2040 NUUANU	7/1/2005	2121 ALA WAI INC	7/1/2005
2465 KUHIO AT WAIKIKI	7/1/2005	2638 NAKOO CONDO PROJ THE	7/1/2005
3003 KALAKAUA	7/1/2005	3056 KALAKAUA	7/1/2005
417 NAMAHAHA	7/1/2005	75 KIHAPAI	7/1/2005
802 PUNAHOU	7/1/2005	85 WALAKA STREET	7/1/2005
949 PROSPECT	7/1/2005	999 WILDER	7/1/2005
ACADEMY TOWER	7/1/2005	ADMIRAL THOMAS APTS THE	7/1/2005
AINA KU'AI KAI	7/1/2005	ALA WAI MANOR	7/1/2005
ALA WAI PALMS	7/1/2005	ALA WAI TOWN HOUSE	7/1/2005
ALEXANDER ARMS	7/1/2005	ALEXANDER TOWERS	7/1/2005
ALII COVE/ALII COURT/LOFTS MDL	7/1/2005	ALIKA THE	7/1/2005
ALOHA SURF HOTEL	7/1/2005	ALOHA TOWERS INC	7/1/2005
ANGA-ROA CONDOMINIUM	7/1/2005	ARBORS THE	7/1/2005
ATKINSON PLAZA	7/1/2005	AWIHI TOWNHOUSE	7/1/2005
BAY CLUB@WAIKOLOA BCH RESORT	7/1/2005	BEAUMONT WOODS TERRACE CONDO	7/1/2005
BLUESTONE	7/1/2005	CAL-CAM CENTRE	7/1/2005
CAL-CAM CENTRE II	7/1/2005	CAL-CAM CENTRE III	7/1/2005

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CANAL HOUSE	7/1/2005	CASSANDRA	7/1/2005
CATHEDRAL PT-MELEMENU	7/1/2005	CEDAR COURT	7/1/2005
CENTRE COURT THE	7/1/2005	CENTURY CENTER	7/1/2005
CENTURY PARK PLAZA	7/1/2005	CLIFFSIDE VILLAGES AT WAIPIO INC	7/1/2005
CLUB VIEW GARDENS III	7/1/2005	COCONUT PLNTN@KO OLINA	7/1/2005
COLONNADE ON THE GREENS THE	7/1/2005	COLONY MARINA	7/1/2005
CONTESSA THE	7/1/2005	CONTINENTAL APARTMENTS THE	7/1/2005
CONTINENTAL PLAZA THE	7/1/2005	CORONET THE	7/1/2005
COUNTRY CLUB VISTA	7/1/2005	CRESCENT LANE	7/1/2005
CRESCENT PARK	7/1/2005	CROWNE AT WAILUNA THE	7/1/2005
DESTINY AT KAPANOE	7/1/2005	DESTINY AT MILILANI	7/1/2005
DESTINY AT MILILANI MAUKA PHASES I -7/1/2005	7/1/2005	DESTINY II AT MILILANI MAUKA	7/1/2005
DIAMOND HEAD PLAZA CONDO	7/1/2005	DIAMOND HEAD SANDS	7/1/2005
DIAMOND HEAD VISTA INC	7/1/2005	EDEN GARDENS	7/1/2005
EVERGREEN TERRACE	7/1/2005	EWALANI VILLAGE	7/1/2005
EXECUTIVE CENTRE	7/1/2005	EXPRESSIONS AT ROYAL KUNIA	7/1/2005
FAIRWAY VILLA	7/1/2005	FINANCIAL PLAZA OF THE PACIFIC	7/1/2005
FIVE REGENTS INC	7/1/2005	FOUR PADDLE	7/1/2005
FRANKLIN TOWERS	7/1/2005	GATEWAY PENINSULA	7/1/2005
GRAND CHAMPIONS VILLAS	7/1/2005	GREENS AT WAIKELE THE	7/1/2005
GREENVIEW THE	7/1/2005	GREENWOOD THE	7/1/2005
GREGG APARTMENTS THE	7/1/2005	HAIKU GARDENS	7/1/2005
HALE HONU	7/1/2005	HALE KAI	7/1/2005
HALE KALOAPAU	7/1/2005	HALE LUMI	7/1/2005
HALE MAILE CONDOMINIUMS	7/1/2005	HALE MAILI	7/1/2005
HALE O KANOA	7/1/2005	HALE O PUMEHANA	7/1/2005
HALE PONO	7/1/2005	HALE UMI	7/1/2005
HALEIWA HALE	7/1/2005	HALEIWA SURF	7/1/2005
HALELANI VILLAGE AT PUHI	7/1/2005	HANAIEI BAY VILLAS	7/1/2005
HANOHANO HALE	7/1/2005	HAWAIIAN CROWN	7/1/2005
HAWAIIKI TOWER	7/1/2005	HI-SIERRA	7/1/2005
HIGHLANDS AT WAIKELE	7/1/2005	HILLSIDE TERRACE	7/1/2005
HILLSIDE TERRACE II	7/1/2005	HILLSIDE TERRACE III	7/1/2005
HO'OKUMU AT WAIKELE	7/1/2005	HO'OMALU AT WAIKELE	7/1/2005
HOALOHA IKE	7/1/2005	HOALOHA IKE II	7/1/2005
HOKUAAHI APARTMENTS	7/1/2005	HOKUALA HALE	7/1/2005
HOLOLANI	7/1/2005	HONALO BUSINESS CENTER	7/1/2005
HONOLULU TOWER	7/1/2005	HORIZON VIEW TOWER	7/1/2005
HUALI VISTA	7/1/2005	ILIKAI APARTMENT BUILDING INC	7/1/2005
ILIKAI MARINA APARTMENT BLDG	7/1/2005	ILIMA WEST APARTMENTS	7/1/2005
IMPERIAL HAWAII RESORT	7/1/2005	INTERSTATE BUILDING	7/1/2005
IOLANI COURT PLAZA INC THE	7/1/2005	ISLAND SURF THE	7/1/2005
ISLES@DIAMOND HEAD BCH THE	7/1/2005	KA'EO KAI PHASE III	7/1/2005
KAAHUMANU PLAZA	7/1/2005	KAANAPALI ALII	7/1/2005
KAANAPALI BEACH VACATION RESORT	7/1/2005	KAANAPALI PLANTATION THE	7/1/2005
KAHALA AT POIPU KAI I	7/1/2005	KAHALA PACIFICA	7/1/2005
KAHALELAUNIU	7/1/2005	KAHALUU GARDENS	7/1/2005
KAILANI THE	7/1/2005	KAIMUKI PARKSIDE	7/1/2005
KAIMUKI PROFESSIONAL BUILDING	7/1/2005	KALAHEO PALI KAI	7/1/2005
KALAKAUA SANDS	7/1/2005	KALAKAUAN THE	7/1/2005
KALANI-IKI ESTATE	7/1/2005	KALAPAKI VILLAS	7/1/2005
KALIHIWAI MOUNTAINS ESTATES	7/1/2005	KALOKOHANA BUSINESS CENTER	7/1/2005
KAM TOWERS	7/1/2005	KAMAOLE BEACH ROYALE	7/1/2005
KANEDA COURTS	7/1/2005	KAPALAMA GARDENS	7/1/2005
KAPALAMA MAKAI	7/1/2005	KAPALUA BAY VILLAS INC	7/1/2005
KAPIOLANI TERRACE	7/1/2005	KAUAI BEACH VILLAS	7/1/2005
KAUHALE CONDOMINIUM	7/1/2005	KAULANA AT KONA	7/1/2005
KAWAIIHAU SPORTS VILLA	7/1/2005	KE KUMULANI	7/1/2005
KE NOHO KAI TOWNHOMES	7/1/2005	KEALANI	7/1/2005
KEALOHA ARMS	7/1/2005	KEKUILANI VILLAS	7/1/2005
KEONEKAI VILLAGES	7/1/2005	KIHEI AKAHI	7/4/2005
KIHEI KAI NANI PHASE I	7/1/2005	KIHEI PARK SHORE	7/1/2005
KIHEI VILLAGES	7/1/2005	KILEA GARDENS	7/1/2005
KINAU TERRACE	7/1/2005	KIPA VILLAGE	7/1/2005

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KOKO HEAD VILLA	7/1/2005	KONA ALII THE	7/1/2005
KU'ULAKO	7/1/2005	KUAHELANI APARTMENTS	7/1/2005
KUAHINE THE	7/1/2005	KUANI HILLSIDE	7/1/2005
KUAPA ISLE	7/1/2005	KUILEI GARDENS	7/1/2005
KUILIMA ESTATES EAST	7/1/2005	KUKUI PLAZA	7/1/2005
KULALANI VILLAGE	7/1/2005	KULANA KNOLLS	7/1/2005
KULIOUOU KAI	7/1/2005	KULIOUOU VALLEY VISTA-UNIT II	7/1/2005
KULIOUOU VALLEY VISTAS	7/1/2005	KUNAWAI TERRACE	7/1/2005
KUPONO HALE	7/1/2005	LA CASA	7/1/2005
LAHAINA SHORES	7/1/2005	LAKECREST THE	7/1/2005
LAKESIDE WEST	7/1/2005	LEHUA MANOR	7/1/2005
LEOLUA GARDENS	7/1/2005	LIHOLIHO TOWNHOUSES THE	7/1/2005
LIKINI GARDENS	7/1/2005	LIKINI WEST	7/1/2005
LILIHU MEDICAL BUILDING	7/1/2005	LILIKOI THE	7/1/2005
LILIPUNA CONDOMINIUM	7/1/2005	LUANA-PALEKA COTTAGES	7/1/2005
LUNALILO GARDENS	7/1/2005	LUNALILO TOWER	7/1/2005
LUSITANA GARDENS	7/1/2005	LYDGATE RISE AGRICULTURAL CONDO	7/1/2005
LYNWDYD	7/1/2005	MAHINA SURF THE	7/1/2005
MAILE TERRACE	7/1/2005	MAKAHA VALLEY TOWERS	7/1/2005
MAKAHUENA THE	7/1/2005	MAKAI CLUB AT PRINCEVILLE	7/1/2005
MAKAI CLUB COTTAGES@PRINCEVILLE	7/1/2005	MAKAKILO CLIFFS	7/1/2005
MAKAKILO GARDENS INCR NO 3 INC	7/1/2005	MAKAKILO HALE I INC	7/1/2005
MAKANI A KAI	7/1/2005	MAKANI KAI MARINA	7/1/2005
MAKEE AILANA (FKA: THE SCANDIA)	7/1/2005	MAKIKI MANOR	7/1/2005
MAKIKI PARKSIDE	7/1/2005	MAKIKI PLAZA	7/1/2005
MAKIKI VISTA	7/1/2005	MAKIKILANI PLAZA	7/1/2005
MALANAI IKI	7/1/2005	MALIA KAI	7/1/2005
MALUHIA AT WAILEA	7/1/2005	MANOA ESTATES	7/1/2005
MARCO POLO APARTMENTS INC	7/1/2005	MARINA TOWERS	7/1/2005
MARINE SURF WAIKIKI	7/1/2005	MARINER'S VILLAGE TWO	7/1/2005
MAUI KAI	7/1/2005	MAUI KAMAOLE	7/1/2005
MAUI PARKSHORE	7/1/2005	MAUI SUNSET	7/1/2005
MAUNA LANI POINT	7/1/2005	MAUNA LUAN THE	7/1/2005
MAUNAIHI TERRACE	7/1/2005	MCCULLY VILLA	7/1/2005
MILILANI GRDN HOMES UNIT NO 1	7/1/2005	MILILANI GRDN HOMES UNIT NO 2	7/1/2005
MILILANI MANOR	7/1/2005	MILILANI PINNACLE	7/1/2005
MILILANI TERRACE	7/1/2005	MOKULANI APARTMENTS	7/1/2005
MOKULEIA BEACH APARTMENTS	7/1/2005	MOKULEIA COUNTRY HOMES	7/1/2005
MONTE VISTA INC	7/1/2005	MOORINGS THE	7/1/2005
MOTT-SMITH LANILOA	7/1/2005	NAHALEKEHA	7/1/2005
NAHOA APARTMENTS	7/1/2005	NANEA KAI	7/1/2005
NANIHALA	7/1/2005	NAPILI LANI	7/1/2005
NAPILI RIDGE	7/1/2005	NAPILI VILLAS	7/1/2005
NAWILIWILI ESTATES	7/1/2005	NEHOA PARK ESTATES	7/1/2005
NORTHPOINTE AT MILILANI	7/1/2005	NUUANU BROOKSIDE	7/1/2005
NUUANU PARKSIDE	7/1/2005	NUUANU TERRACE	7/1/2005
OAHU SURF I	7/1/2005	OAHU SURF II	7/1/2005
OCEAN VISTA	7/1/2005	ODE RANCHO	7/1/2005
ONE NAPILI WAY	7/1/2005	ONE WATERFRONT TOWERS	7/1/2005
PACIFIC HEIGHTS TWN HSE CONDO I	7/1/2005	PACIFIC MANOR	7/1/2005
PAE KO GARDENS	7/1/2005	PAKI MAUI	7/1/2005
PALEHUA HALE	7/1/2005	PALMS AT WAILEA PH 2 THE	7/1/2005
PALMS AT WAILEA THE	7/1/2005	PALMS INC THE	7/1/2005
PALO ALTO THE	7/1/2005	PALOLO VALLEY GARDENS	7/1/2005
PARKLAND GARDENS	7/1/2005	PARKSIDE TOWER	7/1/2005
PARKVIEW AT WAIKELE	7/1/2005	PARKVIEW INC THE	7/1/2005
PARKVIEW VILLAGE CONDOMINIUM	7/1/2005	PAT'S AT PUNALUU	7/1/2005
PAVILION AT WAIKIKI THE	7/1/2005	PAWAA GARDENS	7/1/2005
PEARL HARBOR VIEW	7/1/2005	PEARL INDUSTRIAL CONDOMINIUM	7/1/2005
PEARL REGENCY	7/1/2005	PEARL RIDGE TERRACES	7/1/2005
PENAKII	7/1/2005	PENINSULA AT HAWAII KAI THE -	7/1/2005
PIIKOI VILLA	7/1/2005	PINE KNOLL VILLAS	7/1/2005
PLANTATION HALE	7/1/2005	PLAZA AT CENTURY COURT	7/1/2005
PLAZA LANDMARK	7/1/2005	PLEASANTON THE	7/1/2005

POHA KEA POINT PHASE IV	7/1/2005	POIPU CRATER	7/1/2005
POIPU KAPILI	7/1/2005	POKAI BAY BEACH CABANAS	7/1/2005
POLYNESIA CAPRI TWNHSE APTS	7/1/2005	POLYNESIAN SHORES	7/1/2005
POLYNESIAN SUNSET I	7/1/2005	POMAIIKA'I BUSINESS CENTER	7/1/2005
PRINCE DAVID APARTMENTS	7/1/2005	PRINCESS KEALOHA	7/1/2005
PUMEHANA THE	7/1/2005	PUNA II	7/1/2005
PUNA POINT	7/1/2005	PUNAHOU ROYALE	7/1/2005
PUNCHBOWL PLACE	7/1/2005	PUNCHBOWL PLAZA	7/1/2005
PUU ALII COMMUNITY ASSN	7/1/2005	PUU ALII PHASE 1	7/1/2005
PUU ALII PHASE II	7/1/2005	PUUNOA BEACH ESTATES	7/1/2005
RAINBOW SERIES KAUAHALE WAIPIO	7/1/2005	RAINBOW SERIES KUOLA PHASE I	7/1/2005
RAINBOW TERRACE	7/1/2005	REGENCY AT KAHALA THE	7/1/2005
REGENCY TOWER	7/1/2005	RIDGE THE	7/1/2005
RIDGECREST-MELEMENU WOODLANDS	7/1/2005	ROLLING MEADOWS CONDOMINIUM	7/1/2005
ROSE AT LUSITANA THE	7/1/2005	ROYAL ALOHA	7/1/2005
ROYAL CAPITOL PLAZA THE	7/1/2005	ROYAL GARDEN-MAKIKI	7/1/2005
ROYAL MAUIAN THE	7/1/2005	ROYAL VISTA	7/1/2005
SALT LAKE MANOR	7/1/2005	SANDPIPER VILLAGE I	7/1/2005
SCANDIA TOWERS	7/1/2005	SCENIC TOWERS	7/1/2005
SEA VIEW	7/1/2005	SEASIDE SUITES	7/1/2005
SEASIDE TOWERS	7/1/2005	SHEARWATER THE	7/1/2005
SPENCER TERRACE	7/1/2005	SPRUCE RIDGE VILLAS	7/1/2005
STARTS PLAZA	7/1/2005	SU CASA	7/1/2005
SUMMER PALACE THE	7/1/2005	SUMMER VILLA THE	7/1/2005
SUMMIT AT KAA NAPALI-PHASE I THE	7/1/2005	SUN HALA	7/1/2005
SUN RISE	7/1/2005	SUN VILLAGE-KAUAI	7/1/2005
SUNCREST/LOMBARD WAY/AVALON	7/1/2005	SUNSET KAHILI	7/1/2005
SUNSET POINT CPR	7/1/2005	SUNSET SHORES	7/1/2005
SUNSET VILLA	7/1/2005	TERRACES MANELE BAY THE	7/1/2005
THOMAS SQUARE CENTRE	7/1/2005	TOWNHOMES AT PEARL RIDGE THE	7/1/2005
TROPICANA VILLAGE CONDO-MAKAI	7/1/2005	TROPICANA VILLAGE-AIEA PHASE 2	7/1/2005
TROPICS AT WAIKELE THE	7/1/2005	UNIVERSITY COURT	7/1/2005
VALLEY PARK PLACE	7/1/2005	VARSITY VILLA	7/1/2005
VICTORIA TOWERS	7/1/2005	VILLAGE ON THE GREEN AT WAIKELE	7/1/2005
VILLAGE WEST PHASE 1	7/1/2005	VILLAS AT MAUNA KEA THE	7/1/2005
VINTAGE AT KAA NAPALI THE	7/1/2005	WAI AU GARDEN COURT	7/1/2005
WAI AU GARDENS KAI UNIT D	7/1/2005	WAIHONA INDUSTRIAL CENTER	7/1/2005
WAIKALANI WOODLANDS	7/1/2005	WAIKIKI BANYAN	7/1/2005
WAIKIKI COVE	7/1/2005	WAIKIKI GRAND HOTEL	7/1/2005
WAIKIKI IMPERIAL APARTMENTS	7/1/2005	WAIKIKI LANDMARK	7/1/2005
WAIKIKI PARK HEIGHTS	7/1/2005	WAIKIKI SHORE	7/1/2005
WAIKIKI TOWNHOUSE	7/1/2005	WAILANA SANDS	7/1/2005
WALEA EKAHI	7/1/2005	WAILUNA	7/1/2005
WAI PUNA	7/1/2005	WARD KINAU	7/1/2005
WARD LANAI THE	7/1/2005	WEST LOCH FAIRWAYS TOWNHOMES	7/1/2005
WESTVIEW AT MAKAKILO HEIGHTS	7/1/2005	WHALER ON KAA NAPALI BCH THE	7/1/2005
WHITE PEARL APARTMENTS	7/1/2005	WILIWILI VISTA	7/1/2005
WINDSOR THE (FKA HALENOHONA)	7/1/2005	WOODCREEK	7/1/2005
WOODLANDS AT NUUANU THE	7/1/2005	WOODLAWN TERR-MELEMENU WOOD	7/1/2005
WOODROSE THE	7/1/2005	YACHT CLUB KNOLLS	7/1/2005
YACHT HARBOR TOWERS	7/1/2005		

Condominium Seminars and Symposium – "The Effective One Hour Board Meeting" CAI Hawaii, May 19, 2005 Evaluation

A copy of the evaluation of "The Effective One Hour Board Meeting" seminar held on May 19, 2005, was distributed to the Commissioners for their information.

Condominium Seminars and Symposium – HCAAO Request for Subsidy for Education Programs in FY 2006

Upon a motion by Commissioner Ohama, seconded by Commissioner Yamanaka, it was voted on and unanimously carried to recommend approval to conduct a small purchase procurement for the delivery of an education seminar on “Fire Safety Sprinklers in High-Rise Condominiums” with the scope of services/product to include but not be limited to the scope suggested by the Hawaii Council of Associations of Apartment Owners in its May 12, 2005 letter to the SEO.

Condominium Related Articles

The articles entitled "Preserve Protect Enhance" and "High and Dry" from the May/June 2005 issue of *Common Ground* and "Get Reasonable Accommodation Policies in Sync with New DOJ, HUD Guidelines" from the May 2005 issue of *Community Association Management Insider* were distributed for informational purposes.

Request for Non-Binding Opinion Concerning Deposit of Funds of Hawaii Association of Apartment Owners §514A-97(c), HRS, - First National Bank of Arizona; Douglas Smith, Esq., Todd Y. Hirai attorneys – Deferred from May 24, 2005 REC meeting

Upon a motion by Commissioner Ohama, seconded by Commissioner Loudermilk, it was voted on and unanimously carried to take this matter under advisement and defer this matter to the Commission’s June 24, 2005 regular meeting to allow FNBA the opportunity to provide the Commission with additional information, including information relating to the legislative intent of applicable state and federal laws.

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

Commissioner Imanaka recused himself from discussion and voting on CPR numbers 5284 and 5636. Upon a motion by Commissioner Okawa, seconded by Commissioner Ohama, it was voted on and carried to recommend approval to ratify issuance of effective dates for developer’s public reports for the month of May 2005 as follows:

Proj No	Project Name	Project Address	TMK #	Report	Date
5652	1631 MAKUAHINE	1631 MAKUAHINE ST HONOLULU HI 96817	(1)1-06-027:072	Final	05/05/05
5661	2060 10TH AVENUE CONDOMINIUM	2060 10TH AVE HONOLULU HI 96816	(1)3-04-002:008	Final	05/16/05
5643	84-802 A & B LAHAINA	84-802 LAHAINA ST WAIANAE HI 96792	(1)8-04-024:078	Final	05/10/05
5623	ABREW ESTATES CONDOMINIUM	6562 KIPAPA RD KAPAA HI 96746	(4)4-04-002:130	Final	05/18/05
5552	AINA-NALU	660 WAINEE STREET LAHAINA HI 96761	(2)4-06-011:008	Suppl 1	05/12/05
5650	CYCLE CITY CENTER	600 PUULOA RD HONOLULU HI 96819	(1)1-01-010:009	Final	05/17/05
5576	HALENOHO	2448 HALENOHO PL HONOLULU HI 96816	(1)3-04-036:021	Final	05/11/05
5199	HALI'A HALE AT KAUNA'OA	LOT 12 AT OULI WAIMEA HI	(3)6-02-002:018	Final	05/09/05

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5609	HORITA ESTATES	3540 HORITA RD KALAHEO HI	(4)2-05-010:046	Final	05/05/05
5634	KAMANU PLAZA	73-5612 KAUHOLA ST KIALUA KONA HI 96740	(3)7-03-051:087	Final	05/27/05
5654	KAPOLEI SPECTRUM BUSINESS PARK	2106 LAWILIWILI ST KAPOLEI HI 96707	(1)9-01-075:003	Cont Final	05/11/05
5284	KO OLINA KAI GOLF ESTATES & VILLAS	92-1065 KOIO DRIVE KAPOLEI HI 96707	(1)9-01-056:005	Suppl 2	05/05/05
5636	KO OLINA KAI GOLF ESTATES AND VILLAS I)	92-1065 KOIO DR KAPOLEI HI 96707	(1)9-01-056:005	Final	05/05/05
5630	KUAHIWI OMAO CONDOMINIUM	3732 OMAO RD KOLOA HI	(4)2-07-004:067	Final	05/05/05
5588	LEHUA POINTE	99-144 WAIAKEA PL AIEA HI 96701	(1)9-09-009:015	Cont. Final	05/18/05
5265	MOANA PACIFIC	PENSACOLA & PIIKOI HONOLULU HI	(1)2-03-010:028	Final	05/18/05
5665	MONTECITO/TUSCANY (MONTECITO PHASE 3)	KANELA ST EWA BEACH HI 96706	(1)9-1-010:007	Prelim	05/18/05
5633	OCEAN RESORT VILLAS NORTH	170 KAI ALA DR LAHAINA HI 96761	(2)4-04-014:004	Cont. Final	05/16/05
5659	OHANA PILI KAI	68-180 AU ST WAIALUA HI 96791	(1)6-08-011:034	Final	05/19/05
5662	PAPLINA VISTAS CONDOMINIUM	LOT 117 PAPALINA RD KALAHEO HI 96741	(4)2-03-013:015	Final	05/17/05
4112	PINNACLE HONOLULU THE	1199 BISHOP ST HONOLULU HI 96813	(1)2-01-010:026	Suppl 2	05/13/05
5658	PU'ULANI MAUKA CONDOMINIUM	LOT 4 KOLOA HI	(4)2-05-006:002	Final	05/25/05
5625	SCHWEITZER CONDOMINIUM	633 KAI HELE KU ST LAHAINA HI 96761	(2)4-07-010:018	Final	05/02/05
5644	SPINNAKER PLACE TOWNHOMES (INCR 2)	KEONEULA BLVD EWA BEACH HI 96706	(1)9-01-012:040	Final	05/11/05
2943	ULUNIU URBAN	320 & 328 ULUNIU ST KAILUA HI 96734	(1)4-03-052:009	Suppl 2	05/12/05
5477	WAI'ULA'ULA AT MAUNA KEA RESORT	OFF AMAUI DRIVE OULI WAIMEA KOHALA HI	(3)6-02-013:013	Suppl 1	05/05/05
5631	WAI'ULA'ULA AT MAUNA KEA RESORT (INCR 1)	OULI WAIMEA HI	(3)6-02-013:013	Final	05/05/05
5110	WAIPAKE MAUKA	LOT 6 WAIPAKE SUBDIV UNIT I HANAIEI HI	(4)5-01-006:006	Final	05/05/05
	Preliminary Reports:	1			
	Contingent Final Reports:	3			
	Final Reports:	19			
	Supplementary Reports:	5			
	Total:	28			

Clarification of §514A, HRS – "association property," "solar panel agreements" – Request by Carl T. Watanabe, Registrar of Conveyances, State of Hawaii

Senior Specialist Yee reported that Mr. Watanabe requested a deferral of this matter via email.

Upon a motion by Commissioner Ohama, seconded by Commissioner Abrams, it was voted on and unanimously carried to recommend honoring the email request of Carl T. Watanabe and defer the request to the July Condominium Review Committee meeting.

Program of Work: **Legislative Acts and Resolutions – HCR 204, SCR 79**

A copy of HCR 204 was distributed to the Commissioners for their information.

The State of Hawaii, Executive Office on Aging, has established a task force to address issues related to SCR 79 (Naturally Occurring Retirement Communities). Commissioner Loudermilk and Senior Specialist Yee will be the Commission's representatives.

Program of Work and Budget, FY06

Upon a motion by Commissioner Kagawa, seconded by Commissioner Ohama, it was voted on and unanimously carried to recommend approval of the final version of the Program of Work and Budget for Fiscal Year 2006.

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.

Open Forum: No discussion presented.

CEF Budget & Finance Report: No report presented.

Executive Session: Upon a motion by Commissioner Okawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Okawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to move out of executive session.

Program of Work: **Recodification of Chapter 514A – Request for Clarification of Commission's Prefatory Comments to Part VI. Management of Condominiums, Real Estate Commission's Prefatory Comment to Part VI, Page 2 "artificial approach regarding the contents of bylaws" – Glenn T. Taniguchi, Esq. – Deferred from May 24, 2005 REC meeting**

Upon a motion by Commissioner Okawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to recommend denying the request at this time because of the requestor's report of ongoing litigation relating to the subject matter of the request.

Next Meeting: Wednesday, July 13, 2005
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.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

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Adjournment: With no further business to discuss, Chair Imanaka adjourned the meeting at
11:29 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

July 13, 2005

Date

Minutes approved as is.
 Minutes approved with changes; see minutes of _____