

CONDOMINIUM REVIEW COMMITTEE
Real Estate Commission
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.state.hi.us/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, 2001

Time: 11:00 a.m.

Place: Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Present: Michael Ching, Chair Pro Tem
Charles Aki, Member
John Ohama, Member
Alfredo Evangelista, Member
Iris Okawa, Member
Patricia Choi, Member

Calvin Kimura, Supervising Executive Officer
Cynthia Yee, Senior Condominium Specialist
Gina Watumull, Condominium Specialist
Cheryl Leong, Condominium Specialist
Gordon Arakaki, Condominium Recodification Attorney
Iris Ikeda Catalani, Senior Real Estate Specialist
Lorene Arata, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Marsha Shimizu, Hawaii Association of Realtors
Milton Motooka, Community Association Institute Hawaii Chapter
Ruth Okada, President Community Association Institute Hawaii Chapter
Kenneth Chong, Condominium Consultant

Excused: Mitchell Imanaka, Chair
Peter Rice, Vice Chair
Casey Choi, Member

In the absence of Chair Imanaka and Vice Chair Rice, Commission Chair Ohama called the meeting to order at 11:00 a.m.. Shortly thereafter, in the absence of the Chair and Vice Chair, Chair Ohama appointed Commissioner Ching as Chair Pro Tem for the June 14, 2001 Condominium Review Committee meeting.

Call to Order: Chair Pro Tem Ching then continued to call the meeting to order at 11:05 a.m., at which time quorum was established.

Chair's Report: No report presented.

Condominium Specialist's Report: **Additional Distribution**

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

4.f.3) Condominium Symposium Proposals

Minutes: Upon a motion by Commissioner Aki, seconded by Commissioner Evangelista, it was voted on and unanimously carried to accept the minutes of the May 11, 2001 Condominium Review Committee meeting as circulated.

Chair Pro Tem Ching took the agenda out of order at this time.

Condominium Seminars – CAI Hawaii Second Amended Proposal to the REC

Specialist Yee reported that CAI Hawaii had submitted a second proposal to the REC. The subcommittee made up of Chair Imanaka, Vice Chair Rice and Specialist Yee reported that they had reviewed the proposal and are recommending some counter offers:

- 4.a. Instead of two complimentary registrations; there shall be 4 partial complimentary registrations for monitoring purposes
- 5. Instead of "If there are profits ... CAI will consider either lowering the registration fees for future seminars"; CAI will either lower the registration fees for future seminars....
- 6. Addition of a new provision - REC will provide CAI a list of registered associations. At REC's request, CAI Hawaii shall mail all advertising, promotional, and registration materials to the registered associations on the list by bulk mail and REC shall reimburse CAI Hawaii for the postage cost of the bulk mail.

Mr. Motooka stated that CAI Hawaii would accept the Commission's counter offers but to clarify item 6, when the Commission provides a list of registered associations to CAI Hawaii, that it be in mailing label format for ease of use.

Chair Pro Tem Ching asked for a clarification of "partial complimentary registration" and "full complimentary registration." Specialist Yee provided the clarification.

Mr. Motooka responded that CAI Hawaii accepts the counter offer of 4 partial complimentary registrations and the other counter offer provisions.

Chair Pro Tem Ching questioned if there is a profit will CAI Hawaii lower the cost of future registration fees and specifically when?

Mr. Motooka informed the committee that CAI Hawaii works on a calendar year, unlike the Commission who works via a fiscal year, July to June, and would look at the profits annually and decide on whether to lower the costs for the upcoming year.

Specialist Yee questioned if registered apartment owners would be charged the CAI member or non-member rate.

Mr. Motooka replied that if the registered apartment owner is a member of CAI Hawaii, the apartment owner would be charged the member rate, if they are not, the owner will be charged the non-member rate.

Specialist Yee informed the committee that under the current contract, registered apartment owners receive a \$15 subsidy towards the registration fees.

Upon a motion by Commissioner Ohama, seconded by Commissioner Aki, it was voted on and unanimously carried that pursuant to the automatic renewal for successive one year term provisions of the existing contract, recommend approval to automatically renew the contract with CAI Hawaii for another year for the period beginning July 1, 2001 to and including June 30, 2002, and to amend attachment 3 of the contract "Compensation and Payment Schedule" consistent with the terms as set forth in CAI Hawaii's "Second Amended Proposal to the REC" dated May 29, 2001 subject to the following changes:

- 4.a. Instead of two complimentary registrations; there shall be 4 partial complimentary registrations for monitoring purposes
5. Instead of "If there are profits ... CAI will consider either lowering the registration fees for future seminars"; CAI will either lower the registration fees for future seminars....
6. Addition of a new provision - REC will provide CAI a list, in mailing label format, of registered associations. At REC's request, CAI Hawaii shall mail all advertising, promotional, and registration materials to the registered associations on the list by bulk mail and REC shall reimburse CAI Hawaii for the postage cost of the bulk mail;

and further subject to the same terms and conditions of the existing contract.

Condominium
Governance and
Management:

AOAO / CMA / CHO Registrations

Specialist Leong reported that as of May 31, 2001, 605 AOAOs have successfully registered. Specialist Leong further reported that 100 CMAs and 124 CHOs are also currently registered.

Upon a motion by Commissioner Ohama, seconded by Commissioner Aki, 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, 2001 for the 2001-2003 registration effective July 1, 2001. The associations are as follows:

1037 KAHUAMOKU	07/01/2001	1134 KINAU	07/01/2001
1040 KINAU	07/01/2001	1145 DAVENPORT	07/01/2001
1041 KAHUAMOKU	07/01/2001	1251 HEULU	07/01/2001
1073 KINAU	07/01/2001	1330 WILDER	07/01/2001
1112 KINAU	07/01/2001	1412 KEWALO	07/01/2001

Condominium Review Committee Minutes
 Meeting of June 14, 2001
 Page 4

1516 NEHOA	07/01/2001	CLARK STREET APARTMENTS	07/01/2001
1616 KEWALO (AKA MAKIKI IKI)	07/01/2001	CLUB VIEW GARDENS II	07/01/2001
1718 ANAPUNI	07/01/2001	COCO COURT	07/01/2001
1814 POKI	07/01/2001	COLONY BEACH	07/01/2001
1833 ANAPUNI	07/01/2001	COLONY MARINA	07/01/2001
2018 FERN	07/01/2001	COOLIDGE GARDENS	07/01/2001
2024 WAIOLA	07/01/2001	COOLIDGE VILLA	07/01/2001
2033 NUUANU	07/01/2001	CORAL SURF	07/01/2001
2040 NUUANU	07/01/2001	COUNTRY CLUB VISTA	07/01/2001
2121 ALA WAI INC	07/01/2001	CREST AT WAILUNA THE	07/01/2001
2341 DATE STREET	07/01/2001	CROSSPOINTE	07/01/2001
270 ULULANI CONDO APT BLDG	07/01/2001	DIAMOND HEAD SANDS	07/01/2001
2764 BOOTH	07/01/2001	DIAMOND HEAD VISTA INC	07/01/2001
3003 KALAKAUA	07/01/2001	DISCOVERY BAY	07/01/2001
3019 KALAKAUA AVENUE APTS	07/01/2001	EDEN GARDENS	07/01/2001
3056 KALAKAUA	07/01/2001	EWA APARTMENTS	07/01/2001
3346 EAST MANOA ROAD	07/01/2001	EWA BEACH TOWNHOUSE	07/01/2001
3388 SALT LAKE	07/01/2001	EWA VILLA ESTATES	07/01/2001
441 LEWERS	07/01/2001	FAIRWAY GARDENS	07/01/2001
465 KAPAHULU	07/01/2001	FAIRWAY MANOR	07/01/2001
627 AND 631 HAUSTEN STREET	07/01/2001	FAIRWAY VILLA	07/01/2001
727 UNIVERSITY	07/01/2001	FAIRWAY VILLAGE AT WAIKELE	07/01/2001
936 LEHUA	07/01/2001	FERN GARDEN	07/01/2001
999 WILDER	07/01/2001	FERN TERRACE	07/01/2001
ACADEMY TOWER	07/01/2001	FOUNTAINS AT MAKIKI	07/01/2001
ADMIRAL THOMAS APTS THE	07/01/2001	FOUR FORTY FOUR NAHUA INC	07/01/2001
AIEA LANI ESTATES	07/01/2001	FOUR PADDLE	07/01/2001
AIKAHI GARDENS	07/01/2001	GARDEN GROVES	07/01/2001
ALA KA LA	07/01/2001	GREENWOOD THE	07/01/2001
ALA WAI COVE	07/01/2001	HAIKU HALE	07/01/2001
ALA WAI MANOR	07/01/2001	HALAWA INDUSTRIAL PLAZA	07/01/2001
ALA WAI PLAZA INC	07/01/2001	HALE KAAPALI	07/01/2001
ALA WAI TOWN HOUSE	07/01/2001	HALE KAI O'KONA	07/01/2001
ALEO HALE	07/01/2001	HALE KAMAOLE	07/01/2001
ALEWA-LANI ESTATES	07/01/2001	HALE KULANUI	07/01/2001
ALEXANDER GARDENS	07/01/2001	HALE MOANA APARTMENTS	07/01/2001
ALEXANDER TOWERS	07/01/2001	HALE MOI	07/01/2001
ALII KAI AT HANAIEI	07/01/2001	HALE NAPILI APARTMENTS	07/01/2001
ALII KAI II HANAIEI	07/01/2001	HALE POHAKU	07/01/2001
ALOHA LANI	07/01/2001	HALE PONO	07/01/2001
ALOHA TOWERS INC	07/01/2001	HALE WALINA	07/01/2001
ANGA-ROA CONDOMINIUM	07/01/2001	HALEIWA SURF	07/01/2001
APAPANE WOODS	07/01/2001	HAMPTON COURT	07/01/2001
AWIHI TOWNHOUSE	07/01/2001	HARBOR LIGHTS	07/01/2001
BALI HAI VILLAS	07/01/2001	HARBOR SQUARE	07/01/2001
BANYAN GARDENS	07/01/2001	HARBOR TERRACE	07/01/2001
BANYAN HARBOR	07/01/2001	HARBOR VIEW PLAZA	07/01/2001
BANYAN TREE THE	07/01/2001	HAUSTEN INC THE	07/01/2001
BARCLAY THE	07/01/2001	HAWAIIAN COLONY	07/01/2001
BAY CLUB@WAIKOLOA BCH RESORT	07/01/2001	HAWAIIAN KING	07/01/2001
BEAUMONT WOODS TERRACE CONDO	07/01/2001	HAYDEN COURT	07/01/2001
BEL-AIR PLAZA THE	07/01/2001	HEIGHTS AT WAILUNA THE	07/01/2001
BEL-AIRE THE	07/01/2001	HEULU GARDENS	07/01/2001
BISHOP GARDENS	07/01/2001	HIGHLANDER THE	07/01/2001
BLUESTONE	07/01/2001	HIGHLANDS AT WAIKELE	07/01/2001
CAL-CAM CENTRE II	07/01/2001	HIKINO	07/01/2001
CAL-CAM CENTRE III	07/01/2001	HILLSIDE TERRACE IV	07/01/2001
CAMBRIDGE THE	07/01/2001	HILO LAGOON CENTRE THE	07/01/2001
CAMELOT	07/01/2001	HOKUALA HALE	07/01/2001
CANAL HOUSE	07/01/2001	HOKULANI APARTMENTS	07/01/2001
CANTERBURY PLACE	07/01/2001	HOLANIKU HALE	07/01/2001
CAPTAIN COOK OCEAN VIEW	07/01/2001	HOLIDAY APARTMENTS THE	07/01/2001
CARLTON PLACE INCREMENT ONE	07/01/2001	HOLIDAY GARDENS	07/01/2001
CARTER PROFESSIONAL CENTER	07/01/2001	HOLIDAY MANOR	07/01/2001
CASA DE EMDEKO	07/01/2001	HOLIDAY VILLAGE	07/01/2001
CASTLE SURF APARTMENTS	07/01/2001	HOLUALOA BAY VILLAS	07/01/2001
CENTURY CENTER	07/01/2001	HONO HALE TOWERS	07/01/2001
CENTURY SQUARE	07/01/2001	HONO KAI	07/01/2001
CHANNEL HOUSE	07/01/2001	HONOKOWAI SUNRISE	07/01/2001
CHARLES R KENDALL OFF BLDG THE	07/01/2001	HONOLULU PARK PLACE	07/01/2001
CHATEAU NEWTOWN I	07/01/2001	HONUAKAHA	07/01/2001

Condominium Review Committee Minutes
 Meeting of June 14, 2001
 Page 5

IHONA	07/01/2001	KING MANOR	07/01/2001
IKENA LALO	07/01/2001	KINGS GATE	07/01/2001
ILIKAI APARTMENT BUILDING INC	07/01/2001	KO OLINA FAIRWAYS	07/01/2001
ILIKAI MARINA APARTMENT BLDG	07/01/2001	KOA LAGOON	07/01/2001
IMPERIAL HAWAII RESORT	07/01/2001	KOA RESORT	07/01/2001
IMPERIAL PLAZA THE	07/01/2001	KOKEA GARDENS	07/01/2001
INN ON THE PARK	07/01/2001	KONA BALI KAI	07/01/2001
IOLANI COURT PLAZA INC THE	07/01/2001	KONA BY THE SEA	07/01/2001
IRONWOODS THE	07/01/2001	KONA COFFEE VILLAS	07/01/2001
ISLANDS AT MAUNA LANI THE	07/01/2001	KONA DRIFTWOOD CONDOMINIUM	07/01/2001
IWILEI BUSINESS CENTER	07/01/2001	KONA ISLANDER INN	07/01/2001
K KAYA APARTMENTS	07/01/2001	KONA KAI	07/01/2001
KA WAENA LAPAAU	07/01/2001	KONA NALU	07/01/2001
KA'EO KAI PHASE II	07/01/2001	KONA ONENALO	07/01/2001
KA'EO KAI PHASE III	07/01/2001	KONA PACIFIC INC	07/01/2001
KA'ULU VILLAS	07/01/2001	KONA POLYNESIA HOMEOWNRS ASSN	07/01/2001
KAAHUMANU PLAZA	07/01/2001	KONA RIVIERA VILLA	07/01/2001
KAANAPALI BEACH VACATION RESORT	07/01/2001	KONA WESTWIND	07/01/2001
KAANAPALI PLANTATION THE	07/01/2001	KUAKINI COURT	07/01/2001
KAANAPALI SHORES	07/01/2001	KUAU PLAZA CONDOMINIUM	07/01/2001
KAHA LANI	07/01/2001	KUHALE KAPAHULU	07/01/2001
KAHALA BEACH THE	07/01/2001	KUHIO PLAZA	07/01/2001
KAHALELAUNI	07/01/2001	KUHIO SHORES AT POIPU	07/01/2001
KAHALEMANU	07/01/2001	KUILIMA ESTATES EAST	07/01/2001
KAHANA REEF	07/01/2001	KUILIMA ESTATES WEST	07/01/2001
KAI NANI	07/01/2001	KUKUAU PLAZA	07/01/2001
KAIMUKI BUSINESS PLAZA	07/01/2001	KULALANI VILLAGE	07/01/2001
KAIMUKI PARKSIDE	07/01/2001	KULEANA STREAMSIDE	07/01/2001
KAIMUKI PROFESSIONAL BUILDING	07/01/2001	KULIOUOU KAI	07/01/2001
KAIMUKIAN	07/01/2001	KULIOUOU VALLEY VISTAS	07/01/2001
KAIOO TERRACE	07/01/2001	KUMELEWAI COURT	07/01/2001
KALA COTTAGE	07/01/2001	KUMELEWAI GARDENS	07/01/2001
KALA KAI MARINA (SEE REG #6)	07/01/2001	KUPONO	07/01/2001
KALAKAUA SANDS	07/01/2001	KUPONO HALE	07/01/2001
KALAKAUAN THE	07/01/2001	LAE NANI	07/01/2001
KALOKOHANA BUSINESS CENTER	07/01/2001	LAKE VIEW ROYAL INC	07/01/2001
KAMAHANA	07/01/2001	LAKESHORE TOWER CONDO THE	07/01/2001
KAMEHAMEHA GARDENS	07/01/2001	LAKESIDE CORONET	07/01/2001
KANALOA AT KONA	07/01/2001	LAKESIDE HOLIDAY	07/01/2001
KANOELANI APARTMENTS	07/01/2001	LAKESIDE WEST	07/01/2001
KAPAA SANDS	07/01/2001	LAKEVIEW TERRACE	07/01/2001
KAPAHULU VISTA APARTMENTS	07/01/2001	LALAWAI HALE	07/01/2001
KAPILI BUSINESS CENTER	07/01/2001	LAPA'OLU AIEA HEIGHTS	07/01/2001
KAPIOLANI BEL-AIRE	07/01/2001	LEHUA MANOR	07/01/2001
KAPIOLANI TOWERS	07/01/2001	LEILANI KAI	07/01/2001
KAPIOLANI TOWN HOUSE	07/01/2001	LEILEHUA THE	07/01/2001
KAU'IOKAHALOA IKI	07/01/2001	LEINAALA	07/01/2001
KAUAI BEACH VILLAS	07/01/2001	LEISURE HERITAGE APARTMENTS	07/01/2001
KAUHALE CONDOMINIUM	07/01/2001	LELE PONO	07/01/2001
KAUHALE MAKAI	07/01/2001	LEOLUA GARDENS	07/01/2001
KAULANA AT KONA	07/01/2001	LIHOLANI GOLF VILLAS	07/01/2001
KAWAIIHAE CRESCENT EAST	07/01/2001	LIKINI WEST	07/01/2001
KAWAIIHAE CRESCENT WEST	07/01/2001	LILIHA MEDICAL BUILDING	07/01/2001
KEALANI	07/01/2001	LILIHA SQUARE	07/01/2001
KEALOHA ARMS	07/01/2001	LIME TREE	07/01/2001
KEAULOU KAI	07/01/2001	LUALUALEI- I	07/01/2001
KEAULOU PUNAHELE	07/01/2001	LUANA KAI	07/01/2001
KEOLU SUMMIT	07/01/2001	LUKEPANE COURT THE	07/01/2001
KEONI ANA	07/01/2001	LUKEPANE GARDENS	07/01/2001
KIHEI AKAHI	07/01/2001	LUKEPANE HALE	07/01/2001
KIHEI BAY VISTA	07/01/2001	LUNALILO TOWER	07/01/2001
KIHEI HOLIDAY	07/01/2001	LYNWDYD	07/01/2001
KIHEI KAI NANI PHASE I	07/01/2001	MAALAEA YACHT MARINA	07/01/2001
KIHEI PACIFIC PLAZA	07/01/2001	MAGELLAN THE	07/01/2001
KIHEI PARK SHORE	07/01/2001	MAHI KO AT WAIKELE	07/01/2001
KIHEI SANDS CONDOMINIUM	07/01/2001	MAHINA SURF THE	07/01/2001
KIHEI VILLAGES	07/01/2001	MAI HALE	07/01/2001
KINAU LANAIS	07/01/2001	MAKAHA BEACH CABANAS	07/01/2001
KINAU REGENT	07/01/2001	MAKAHA SHORES	07/01/2001
KINAU VILLA	07/01/2001	MAKAHA SURFSIDE	07/01/2001
KING CHARLES	07/01/2001	MAKAHA VALLEY PLANTATION	07/01/2001

Condominium Review Committee Minutes
 Meeting of June 14, 2001
 Page 6

MAKAI CLUB AT PRINCEVILLE	07/01/2001	NUUANU STREAMSIDE CONDO INC	07/01/2001
MAKAI CLUB COTTAGES@PRINCEVILLE	07/01/2001	NUUANU STREAMSIDE PHASE II	07/01/2001
MAKAKILO HALE II	07/01/2001	NUUANU TOWERS	07/01/2001
MAKAKILO MALA	07/01/2001	NUUANU WOODS	07/01/2001
MAKAUA VILLAGE	07/01/2001	OCEAN VISTA	07/01/2001
MAKENA SURF	07/01/2001	OFFICE CENTRE THE	07/01/2001
MAKIKI BEL AIRE	07/01/2001	OHUA GARDENS	07/01/2001
MAKIKI CRESCENT	07/01/2001	OLU HALE KANOA	07/01/2001
MAKIKI EAST	07/01/2001	ONE NAPILI WAY	07/01/2001
MAKIKI HOLIDAY	07/01/2001	ONE WATERFRONT TOWERS	07/01/2001
MAKIKI KAI	07/01/2001	OPUA HALE PATIO HOMES	07/01/2001
MAKIKI PALMS	07/01/2001	PACIFIC ISLANDER HOTEL	07/01/2001
MAKIKI REGENT	07/01/2001	PACIFIC MANOR	07/01/2001
MAKIKILANI PLAZA	07/01/2001	PACIFIC MONARCH	07/01/2001
MALIA KAI	07/01/2001	PAKI MAUI	07/01/2001
MALUHIA KAI	07/01/2001	PALEHUA HALE	07/01/2001
MANOA EAST	07/01/2001	PALEHUA VILLAS	07/01/2001
MANOA TEI	07/01/2001	PALIULI	07/01/2001
MANOA VILLAGE	07/01/2001	PALM DRIVE	07/01/2001
MANOALANI	07/01/2001	PALM GROVE	07/01/2001
MARCO POLO APARTMENTS INC	07/01/2001	PALMS AT WAILEA THE	07/01/2001
MARINA TOWERS	07/01/2001	PALMS INC THE	07/01/2001
MARINE SURF WAIKIKI	07/01/2001	PALO ALTO THE	07/01/2001
MARINER'S VILLAGE	07/01/2001	PAN PACIFIC	07/01/2001
MARRIOTT'S KAUAI RSRT & BCH CLUB	07/01/2001	PAPAKEA	07/01/2001
MATLOCK HALE	07/01/2001	PARK TOWER THE	07/01/2001
MAUI BANYAN	07/01/2001	PARK@PEARLRIDGE INC THE	07/01/2001
MAUI COURT	07/01/2001	PARKGLEN AT WAIKELE	07/01/2001
MAUI HILL	07/01/2001	PARKSIDE TERRACE	07/01/2001
MAUI PARK	07/01/2001	PARKSIDE TOWER	07/01/2001
MAUI SANDS	07/01/2001	PARKVIEW AT WAIKELE	07/01/2001
MAUI SANDS II	07/01/2001	PARKVIEW INC THE	07/01/2001
MAUI VISTA	07/01/2001	PAUAAH GARDENS	07/01/2001
MAUNA LANI POINT	07/01/2001	PEARL HORIZONS	07/01/2001
MAUNA LANI TERRACE	07/01/2001	PEARL NUMBER TWO THE	07/01/2001
MAUNAIHI TERRACE	07/01/2001	PEARL RDGE GDN & PEARL RDGE TWR	07/01/2001
MAUNALO A SHORES	07/01/2001	PELE APARTMENTS	07/01/2001
MCCULLY VILLA	07/01/2001	PENSACOLA GARDENS CONDOMINIUM	07/01/2001
MEHEULA HALE PATIO HOMES	07/01/2001	PENSACOLA VISTA	07/01/2001
MELELANI APARTMENTS	07/01/2001	PINES AT KAILUA-KONA I THE	07/01/2001
MERIDIAN EAST	07/01/2001	PIRES PLACE	07/01/2001
MILILANI GRDN HOMES UNIT NO 1	07/01/2001	PLANTATION HALE	07/01/2001
MILILANI MANOR	07/01/2001	PLUMERIA HALE	07/01/2001
MILILANI PARKWAY	07/01/2001	POIPU CRATER	07/01/2001
MILILANI PINNACLE	07/01/2001	POIPU KAI RACQUET CLUB	07/01/2001
MILILANI TERRACE	07/01/2001	POIPU POINT	07/01/2001
MILLER TERRACE	07/01/2001	POLO BEACH CLUB THE	07/01/2001
MOANALUA ESTATES	07/01/2001	POMAIKA'I BUSINESS CENTER	07/01/2001
MOKULEIA SANDS	07/01/2001	PRINCE LUNALILO CONDOMINIUMS	07/01/2001
MOLOAA HUI I	07/01/2001	PRINCEVILLE PANIOLA	07/01/2001
MOLOAA HUI II	07/01/2001	PRINCEVILLE SEALODGE CONDO	07/01/2001
MOLOAA HUI III	07/01/2001	PROSPECT ESTATES THE	07/01/2001
MOORINGS THE	07/01/2001	PROSPECT TOWER APARTMENTS	07/01/2001
MOUNT THOMAS	07/01/2001	PUALANI TERRACE - COMMERCIAL INCR	07/01/2001
NALANUI HALE	07/01/2001	PUAMANA	07/01/2001
NAPILI GARDENS	07/01/2001	PUNA II	07/01/2001
NAPILI LANI	07/01/2001	PUNA POINT	07/01/2001
NAPILI RIDGE	07/01/2001	PUNAHELE PROFESSIONAL BUILDING	07/01/2001
NAPILI SHORES	07/01/2001	PUNAHOU PALMS	07/01/2001
NAPILIHOU VILLAGES I	07/01/2001	PUNAHOU REGENCY THE	07/01/2001
NAWILIWILI ESTATES	07/01/2001	PUNAHOU SUNSET	07/01/2001
NEHOA PARK ESTATES	07/01/2001	PUNAHOU SURF	07/01/2001
NENEHIWA GARDENS	07/01/2001	PUNAHOU TOWER	07/01/2001
NEWTOWN MEADOWS	07/01/2001	PUNAHOU WILDER CONDOMINIUM	07/01/2001
NIIHAU APARTMENTS INC	07/01/2001	PUNCHBOWL PLACE	07/01/2001
NOB HILL	07/01/2001	PUNCHBOWL VISTA	07/01/2001
NOELANI	07/01/2001	PUUHALE GARDENS	07/01/2001
NORTHBROOK-MELEMANU WOODLANDS	07/01/2001	PUUIKI BEACH APARTMENTS	07/01/2001
NORTHPOINTE	07/01/2001	PUUONE TERRACE	07/01/2001
NORTHPOINTE AT MILILANI - PHASE I	07/01/2001	PUUWAI PINES	07/01/2001
NUUANU PARK PLACE	07/01/2001	QUEEN VICTORIA RESIDENCES INC THE	07/01/2001

Condominium Review Committee Minutes
 Meeting of June 14, 2001
 Page 7

RAINBOW SERIES KAUAHALE WAIPIO	07/01/2001	VILLA ON EATON SQUARE THE	07/01/2001
RAINBOW TERRACE	07/01/2001	VILLAS AT KOELE PHASE II THE	07/01/2001
REGENCY ALA WAI	07/01/2001	VILLAS AT MAUNA KEA THE	07/01/2001
RESIDENCE AT PUNAHOU THE	07/01/2001	VINEYARD APARTMENTS	07/01/2001
RIDGE AT LAUNANI VALLEY THE	07/01/2001	VISTA WAIKOLOA	07/01/2001
RIDGEWAY UNIT B PHASE I THE	07/01/2001	WAIALAE PLACE	07/01/2001
ROSE TERRACE	07/01/2001	WAIALU GARDENS KAI UNIT A	07/01/2001
ROYAL CAPITOL PLAZA THE	07/01/2001	WAIALU GARDENS KAI UNIT B	07/01/2001
ROYAL GARDEN-MAKIKI	07/01/2001	WAIALU GARDENS KAI UNIT G-II	07/01/2001
ROYAL MAUIAN THE	07/01/2001	WAIKALANI WOODLANDS	07/01/2001
ROYAL SEA CLIFF CLUB THE	07/01/2001	WAIKIKI BEACH TOWER	07/01/2001
ROYAL VISTA	07/01/2001	WAIKIKI COVE	07/01/2001
SANDALWOOD	07/01/2001	WAIKIKI GRAND HOTEL	07/01/2001
SANDPIPER VILLAGE I	07/01/2001	WAIKIKI HOLIDAY	07/01/2001
SCANDIA TOWERS	07/01/2001	WAIKIKI IMPERIAL APARTMENTS	07/01/2001
SEALODGE II	07/01/2001	WAIKIKI PARK HEIGHTS	07/01/2001
SEASIDE TOWERS	07/01/2001	WAIKIKI PARKWAY APARTMENTS	07/01/2001
SHEARWATER THE	07/01/2001	WAIKIKI SHORE	07/01/2001
SHORES@WAIKOLOA BCH RSRT THE	07/01/2001	WAIKIKI SKYLINER	07/01/2001
SIX TWENTY SHERIDAN	07/01/2001	WAIKIKI SUNSET	07/01/2001
SKY TOWER APARTMENTS	07/01/2001	WAIKIKI TOWNHOUSE	07/01/2001
SLEEPY HOLLOW	07/01/2001	WAILANA AT WAIKIKI THE	07/01/2001
SPINNAKER THE	07/01/2001	WAILANA SANDS	07/01/2001
SUN HALA	07/01/2001	WAILUA BAY VIEW APARTMENTS	07/01/2001
SUNSET VILLA	07/01/2001	WAIMALU PARK	07/01/2001
TANTALUS VISTA APARTMENTS	07/01/2001	WAIHOLI BEACH HALE	07/01/2001
TERRAZA	07/01/2001	WAIPEHE APARTMENTS	07/01/2001
TOP OF THE HILL	07/01/2001	WAIPIO GARDENS APARTMENTS	07/01/2001
TOWN HOUSE THE	07/01/2001	WAIPIULANI CONDOMINIUM	07/01/2001
TOWNHOMES AT PEARL RIDGE THE	07/01/2001	WALINA APARTMENTS	07/01/2001
TROPICANA MANOR-MOANALUA	07/01/2001	WARD KINAU	07/01/2001
TROPICANA VILLAGE CONDO-MAKAI	07/01/2001	WEST LOCH FAIRWAYS TOWNHOMES	07/01/2001
TWIN-TOWERS THE	07/01/2001	WESTBURY THE	07/01/2001
UKE'E INDUSTRIAL COURT	07/01/2001	WHALER ON KAANAPALI BCH THE	07/01/2001
ULULANI MEDICAL CENTER	07/01/2001	WILDER HALE	07/01/2001
UNIVERSITY PLAZA	07/01/2001	WILDER REGENT	07/01/2001
UNIVERSITY TOWERS	07/01/2001	WILDER-KEEAUMOKU APARTMENTS	07/01/2001
UNIVERSITY VILLA	07/01/2001	WINDWARD COVE	07/01/2001
VALLEY ESTATES	07/01/2001	WINDWARD ESTATES	07/01/2001
VALLEY PARK PLACE	07/01/2001	WOODWINDS	07/01/2001
VALLEY VIEW ESTATES	07/01/2001	YACHT CLUB KNOLLS	07/01/2001
VICTORIA MANSIONS	07/01/2001	YACHT CLUB TERRACE	07/01/2001
VIEWPOINTE AT WAIKELE	07/01/2001	No. of projects: 521	

Condominium Seminars – CEF Subsidy “ABC A Basic Course” (CAI Hawaii) – Evaluations – Specialist Leong reported that the seminar was very interesting, timely, and covered pertinent issues. The speakers were all from Hawaii. One downfall was that some of the speakers spoke too fast.

Condominium Seminars – Condominium Symposium Proposals

Specialist Yee reported that only one response was received. The intent of the request for proposals was to treat it as a small purchase contract. Staff and lead commissioners will need to study the issue further. In order to have the Condominium Symposium in September 2002, a vendor should be in place by September 2001.

UH Manoa has a conferencing facility but did not show any interest.

Upon a motion by Commissioner Ohama, seconded by Commissioner Evangelista, it was voted on and unanimously carried to defer the issue to the July 2001 CRC meeting.

Case Law Review Program

Article entitled "The Edge of Disintegration" from the May/June 2001 issue of *Common Ground* was distributed for informational purposes.

§514A-83.5, and §514A-85, HRS – Request for non-binding informal interpretation – Darlene Levy, Condominium Council of Maui

Specialist Yee reported that Ms. Levy is requesting a clarification of records mentioned in section 514A-85(a) and (b), HRS. Specifically, Ms. Levy is requesting that records referenced in section 514A-83.5, HRS are the same records mentioned in sections 514A-85(a) and (b), HRS and therefore should be kept in Hawaii.

Upon a motion by Commissioner Ohama, seconded by Commissioner P. Choi, it was voted on and unanimously carried to recommend approval to stand on its March 30, 2001 issued informal non-binding interpretation that §514A-85(b) does not require all association records to be kept within the State, only those records specified in §514A-85(a) and §514A-85(b), HRS. Further to recommend approval that staff prepare a letter informing Ms. Levy of her options should she desire further consideration of the issue:

- 1) Submission to mandatory arbitration, §514A-121(a), HRS;
- 2) Filing a petition for declaratory ruling; and
- 3) That the matter of association's records, its definition, availability, examination, location of storage, retrieval, and retention be investigated and studied as part of the recodification project.

Condominium Related Articles

The following articles from the May/June 2001 issue of *Common Ground* were distributed for informational purposes: "The Way-Out Web Site," "Other People's Money," and "Under the Influence."

Condominium
Project
Registration:

Condominium Project Registration - Public Reports Issued

Upon a motion by Commissioner Ohama, seconded by Commissioner Aki, it was voted on and unanimously carried to recommend approval to ratify issuance of effective dates for public reports for the month of May 2001 as follows:

Proj No	Project Name	Project Address	TMK #	Report	Date
4604	1032 KAINUI DRIVE	1032 KAINUI DR KAILUA HI 96734	(1)4-03-078:073	Final	05/10/01
4610	248 SAND ISLAND INDUSTRIAL PARK	248 SAND ISLAND PRKWY RD HONOLULU HI 96819	(1)1-02-021:013	Prelim	05/15/01
4621	3991 UNAHE STREET CONDOMINIUM	3391 UNAHE ST LIHUE HI 96766	(4)3-06-017:028	Final	05/21/01
4613	5607 POOLA STREET	5607 POOLA ST HONOLULU HI 96821	(1)3-05-073:114	Final	05/11/01
4605	6405 KAWAIHAU CONDOMINIUM	6405 KAWAIHAU RD KAPAA HI 96746	(4)4-06-007:023	Final	05/04/01
4625	642/642-A 10TH AVENUE	642 & 642-A 10TH AVE HONOLULU HI 96816	(1)3-02-027:028	Final	05/14/01
4612	642/646 NINTH AVENUE	642 & 646 9TH AVE	(1)3-03-027:069	Final	05/11/01

Condominium Review Committee Minutes
 Meeting of June 14, 2001
 Page 9

4617	99-666 ALIPOE DRIVE	HONOLULU HI 96816 99-666 & A ALIPOE DR AIEA HI 96701	(1)9-09-053:088	Final	05/04/01
4624	99-692 KAULAINAHEE PLACE	99-692 KAULAINAHEE PL AIEA HI 96701	(1)9-09-026:001	Final	05/17/01
4636	ALIOMANU ESTATES XV CONDO	LOT 15 ALIOMANU ESTATES ANAHOLA HI	(4)4-09-003:006	Final	05/25/01
4602	CORTEBELLA PHASE 3	91-253 MAKALAUNA PL EWA BEACH HI 96706	(1)9-01-010:059	Final	05/23/01
4629	HAIKU MANINI CONDOMINIUM	2530 HANAMALIA PL HAIKU HI 96708	(2)2-07-016:045	Final	05/29/01
4564	HALE KAI O HUALALAI CONDO	HUALALAI RD KAILUA-KONA HI 96740	(3)7-05-010:011	Final	05/18/01
4567	HALE OLA KINO	82-5782 NAPOOPOO RD CAPTAIN COOK HI 96704	(3)7-06-005:051	Final	05/24/01
4607	HOEKSTRA OHANA	323 ALAE RD KULA HI 96790	(2)2-02-009:002	Final	05/08/01
4570	HU'ELANI PHASE 10	91-832 & 91-836 LAUNAHELE EWA BEACH HI 96706	(1)9-01-069:008	Final	05/04/01
4615	HUALALAI VILLAGE	HUALALAI RD KAILUA-KONA HI 96740	(3)7-05-010:003	Prelim	05/21/01
4630	KA LEI NOELA	3115 NOELA DR HONOLULU HI 96815	(1)2-01-027:007	Final	05/14/01
4619	KAI NUI COURT	LOT 28 AINAHOU ST HONOLULU HI 96825	(1)3-09-008:029	Cont Fin	05/23/01
4628	KALAMAKU'U	MOKUHANOU ST HONOLULU HI96825	(1)3-09-082:062	Cont Fin	05/18/01
4548	KAUHALE VILLAS AT HUALALAI	PAKUI ST KAILUA-KONA HI96740	(3)7-02-013:008	Final	05/10/01
4593	KILOHANA PARADISE CONDO	505 HANA HWY KUAU HI96779	(2)2-06-009:009	Final	05/04/01
4424	LYDGATE RISE AG CONDO	LOTS A,B,C,D,E,F, G&H WAIPOULI KAPAA HI	(4)4-04-003:045	Suppl	05/22/01
4600	MAKENA POINT CONDOMINIUM	4572 MAKENA RD MAKENA HI 96753	(2)2-01-011:027	Final	05/07/01
4620	MANA HEMA ESTATES CONDO	LOT 33-E LAWAI HMSTDS LAWAI HI	(4)2-05-005:078	Final	05/11/01
4597	QUEEN EMMA GARDENS - PRINCE TOWER	1511 NUUANU AVE HONOLULU HI 96813	(1)2-01-005:004	Final	05/08/01
4443	SUMMIT AT KAA NAPALI-PH I THE	KUALAPA LP KAANAPALI HI	(2)4-04-006:054	Cont Fin	05/08/01
4627	TERRAZZA PHASE 7	91-180 MAKALE'A ST EWA BEACH HI 96706	(1)9-01-010:049	Prelim	05/09/01
4623	WOODCREEK (PHASE 3)	WIKAO ST MILILANI HI 96789	(1)9-05-002:036	Final	05/16/01
	Preliminary Reports:	3			
	Contingent Final Reports:	3			
	Final Reports:	22			
	Supplementary Reports:	1			

Total: 29

HIBR News, May 2001 – AG CPRs – SEO Kimura reported that there is a definite change in Hawaii County regarding Big Island Ag condos as referenced in the article.

Ken Chong, Condominium Consultant, informed the committee that Ag condos are raising havoc on the Big Island and that he foresees this also becoming a problem on the other islands. Mr. Chong stated that when the §514A-1.6, HRS was enacted he does not believe that everyone was familiar with the ramifications that the law would cause. There may also be uneven enforcement at the county level.

Specialist Yee reported that those Ag condos requesting for an extension to a current public report might also run into problems with the county. However, on a developer's supplementary public report, the developer is also required to sign a certification,

acknowledging that the developer meets all of the county requirements as referenced in §514A-1.6, HRS.

Program of Work: **Recodification of Chapter 514A**

Recodification Attorney Arakaki reported that he has not received many responses to date and believes that those interested in the recodification project may be waiting to look at a first draft rather than making comments from the comparisons. A written report was submitted.

Hawaii Condominium Bulletin

The index to the Hawaii Condominium Bulletin has been updated and will be placed on the Commission's website shortly. This should assist researchers in locating articles of interest.

Legislative Acts and Resolutions

SEO Kimura reported that he would provide a final report including all acts at the next meeting. He further reported that the Governor has still not signed the disclosure bill.

Neighbor Island Outreach

The August 2001 monthly committee meetings to be held on Monday, August 6, 2001 at the Outrigger Waikoloa (Big Island) at 1:00 p.m. LRRC, 1:30 p.m. ERC, and 2:30 p.m. CRC.

Interactive Participation with Organizations – CAI Letter

Letter from CAI National distributed for informational purposes.

Condominium
Organizations Forum:

There were no comments, recommendations or concerns 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.

CMEF Budget &
Finance Report:

No report was received.

Next Meeting:

July 11, 2001; 11:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Bldg.
1010 Richards Street, Second Floor
Honolulu, Hawaii 96813

Condominium Review Committee Minutes
Meeting of June 14, 2001
Page 11

Adjournment: With no further business to discuss, Chair Pro Tem Ching adjourned the meeting at
11:40 a.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee
Cynthia M. L. Yee
Senior Condominium Specialist

July 11, 2001
Date

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

CY/tm/06/19/01