

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: January 4, 2002

Time: 11:00 a.m.

Place: Conference Room
Maui Board of REALTORS
441 Ala Makanani Place
Kahului, Maui

Present: Mitchell Imanaka, Chair
Peter Rice, Vice Chair
Charles Aki, Member
Michael Ching, Member
John Ohama, Member
Alfredo Evangelista, Member
Iris Okawa, Member
Patricia Choi, Member
Casey Choi, Member

Calvin Kimura, Supervising Executive Officer
Alan Taniguchi, Executive Officer
Cynthia Yee, Senior Condominium Specialist
Gordon Arakaki, Condominium Recodification Attorney
Diane Choy Fujimura, Senior Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Lee Grossi, Kamaole Sands AOA
Anthony Grossi, Kamaole Sands AOA
Donna Smith, Kamaole Sands AOA
Elizabeth Wood, Coldwell Banker Island Properties
Scott Sherley, Max Sherley & Associates
Ralph A. Villiers, Villiers Real Estate, Inc.
Lisa Montarti, Whaler's Realty, Inc.
Lois Janis, Condominium Council of Maui
Terry Tolman, Maui Board of REALTORS
Sylvia Cabral, Sylvia Cabral Real Estate
D. Vasquez
Bill Seehafer, Menehune Shores
Tom Bell, Menehune Shores
Bert Sugimoto, Maui Board of REALTORS

Call to Order: Chair Imanaka called the meeting to order at 11:00 a.m., at which time quorum was established.

Chair's Report: Chair Imanaka welcomed and thanked the audience for attending the Condominium Review Committee meeting. The Chair further thanked the Maui Board of REALTORS for the use of the meeting facility and Commissioner Peter Rice, Maui Industry Member for his hospitality.

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

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

- 4.b. AOA Registrations – 2001-2003 Biennium Registration, December 2001
- 5.a. Condominium Projects and Developer's Public Reports – December 2001

Minutes: Upon a motion by Commissioner Rice, seconded by Commissioner Okawa, it was voted on and unanimously carried to accept the minutes of the December 13, 2001 Condominium Review Committee meeting as circulated.

Condominium Governance and Management: **AOAO / CMA / CHO Registrations**

Specialist Yee reported that as of December 31, 2001, 1,424 AOAOs have successfully registered and there are currently 107 registered CMAs.

Upon a motion by Commissioner Rice, seconded by Commissioner Evangelista, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Association of Apartment Owners through December 31, 2001 for the 2001-2003 registration. The association is as follows: Kalihiwai Mountains Estates, December 28, 2001.

Education Calendar - Updated calendar of condominium events circulated for information. This information is also provided on the Commission's webpage.

Condominium Project Registration: **Condominium Project Registration - Public Reports Issued**

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

Proj No	Project Name	Project Address	TMK #	Report	Date
4726	1242 MATLOCK	1242 MATLOCK AVE HONOLULU HI 96814	(1)2-04-011:066	Suppl 1	12/03/01
4766	1684 HULI ROAD	POR LOT 8 PUU PANE SUBDIV HANALEI HI	(4)5-01-005:107	Final	12/17/01
4741	1926 KUAPAPA PLACE CONDOMIUM	1926 & 1926-A KUAPAPA PL HONOLULU HI 96819	(1)1-04-013:088	Final	12/06/01
4776	2241 A,B & C WAIOMAO ROAD	2241 A,B & C WAIOMAO RD HONOLULU HI 96816	(1)3-04-015:032	Final	12/11/01
4751	45 NANE LANE HOMES	45 NANE LN PUKALANI HI 96768	(2)2-03-044:054	Final	12/04/01
4774	550 HALEKOU	45-550 HALEKOU RD KANEOME HI 96744	(1)4-05-069:030	Final	12/20/01
4789	94-1102 LUMIPOLU STREET	94-1102 LUMIPOLU ST WAIPAHU HI 96797	(1)9-04-057:048	Final	12/13/01
4790	94-1114 LUMIPOLU STREET	94-1114 LUMIPOLU ST WAIPAHU HI 96797	(1)9-04-057:045	Final	12/12/01
4788	BALI HAI VILLAS PHASE VI (BLDG 9 INCR	4970 PEPELANI LOOP	(4)5-04-05:036	Final	12/21/01

Condominium Review Committee Minutes
 Meeting of January 4, 2002
 Page 3

4784	BECKLEY-KAILI	PRINCEVILLE HI 96722 1807 BECKLEY ST HONOLULU HI 96819	(1)1-03-005:039	Final	12/24/01
4707	COCONUT PLANTATION AT KO OLINA RESORT	92-1070 OLANI ST KAPOLEI HI 96707	(1)9-01-056:004	Final	12/20/01
4710	CORTEBELLA, PHASE 10	91-1052 KOMOAINA ST EWA BEACH HI 96706	(1)9-01-010:048	Final	12/21/01
4648	DESTINY AT MILILANI MAUKA PH II	KUAOA ST MILILANI HI 96789	(1)9-05-002:034	Final	12/14/01
4622	ELLIOTT VALLEY PROJ CONDO	LOT 116-S-1 KAPAA HMSTDS KAPAA HI	(4)4-04-014:017	Suppl 1	12/06/01
4780	HALE ALII AT HAWAII KAI	6930 HAWAII KAI DRIVE HONOLULU HI 96825	(1)3-09-008:045	Prelim	12/18/01
4769	HALE MELINE	5084 KULA RD KAPAA HI 96746	(4)4-01-013:034	Final	12/20/01
4783	KAHOLALELE HOMESTEADS	7071 KAHOLALELE PLACE KAPAA HI 96746	(4)4-02-014:036	Final	12/27/01
4764	KO OLINA MARINA	92-100 WAIPAHE PL KAPOLEI HI 96707	(1)9-01-057:017	Final	12/27/01
4785	LAUNIUPOKO LOT 6A CONDO	115 AWAIKU ST LAHAINA HI 96761	(2)4-07-009:006	Final	12/31/01
4755	LENNOX CONDOMINIUM	HALEAKALA CRATER RD KULA HI 96790	(2)2-03-013:001	Final	12/14/01
4759	MARIA K COX CONDOMINIUM	LOT 214 KEKAHA HOUSE LOTS KEKAHA HI	(4)1-03-006:001	Final	12/10/01
4585	NAPILI VILLAS - PHASE I	HANAWAI ST NAPILI HI 96761	(2)4-03-003:110	Final	12/28/01
4795	NAPILI VILLAS - PHASE II	HANAWAI ST NAPILI HI 96761	(2)4-03-003:110	Cont. Final	12/28/01
4742	SEASCAPES AT ANINI BEACH CONDO	LOT 3 ANINI VISTA SUBDIV KALIHUWAI HI	(4)5-03-009:003	Final	12/07/01
4736	TERRAZZA, PHASE 11	91-1042 KOMOAINA ST EWA BEACH HI 96706	(1)9-01-010:049	Final	12/20/01
4737	TERRAZZA, PHASE 12	91-1042 KOMOAINA ST EWA BEACH HI 96706	(1)9-01-010:049	Final	12/24/01
4792	TERRAZZA, PHASE 13	LUAHOANA ST EWA BEACH HI 96706	(1)9-01-010:049	Prelim	12/20/01
4752	WAIKOLOA COLONY VILLAS	LOT 7 WAIKOLOA BEACH RESORT S KOHALA HI	(3)6-09-007:035	Cont. Final	12/03/01

Preliminary Reports: 2
 Contingent Final Reports: 2
 Final Reports: 22
 Supplementary Reports: 2

Total: 28

Extensions for FY 2002	1FY01	2FY01	3FY01	4FY01
Number of Requests Received	53	37		
Number Deficient	18	3		
Number of Extensions Authorized	48	33		
Number Denied - Supplementary Report Required	5	4		
Owner-Occupant Ads Received	1	1		

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

Chair Imanaka reported that the recodification of chapter 514A is an ongoing project to rewrite the Hawaii condominium law. Condominium Recodification Attorney Gordon Arakaki is the staff person involved and will have a presentation on the status of the project at 1:00 p.m.

Mr. Arakaki reported that he had anticipated Draft 1 to be completed by the end of December, but has since been pushed back to the end of January 2002. The report to the legislature on the status of the recodification project has been completed and submitted to the Governor for his approval and forwarding to the 2002 Legislature.

Chair Imanaka informed those present that a draft of the progress of the recodification project is available for public viewing on the Commission's website at www.state.hi.us/hirec.

Hawaii Condominium Bulletin – December 2001

The December 2001 issue of the Hawaii Condominium Bulletin was distributed for informational purposes. Copies have been mailed to contact officers of all registered Associations, CMAs and CHOs. The Condominium Bulletin is also available for viewing and downloading at the Commission's website.

Legislative Acts and Resolutions

Specialist Yee reported that the required annual Condominium Management Education Fund report, a part of the Real Estate Commission's 2001 Annual Report, along with the Recodification of Chapter 514A Report to the Legislature, have been submitted to the Governor's office for review and transmittal to the 2002 Legislature.

Interactive Participation with Organizations

HSBA Real Property Section – Specialist Yee informed the committee that staff attends this monthly meeting to keep abreast of new case law, etc.

CAI Hawaii Annual Meeting – Specialist Yee informed the committee that she and Specialist Watumull attended the annual meeting where volunteers educational accomplishments were recognized by CAI Hawaii.

CMEF Budget &
Finance Report:

No report presented.

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.

During a break in the committee meetings, a number of attendees spoke with Specialist Yee about their specific concerns and issues.

Open Forum: Ms. Lisa Montarti, Whalers Realty, Inc., questioned whether the number of associations reported on were new or reregistered associations.

Chair Imanaka replied that the numbers reported are a total of registered associations within the State.

Next Meeting: February 13, 2002; 11:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Bldg.
1010 Richards Street, Second Floor
Honolulu, Hawaii 96813

Adjournment: With no further business to discuss, Chair Imanaka adjourned the meeting at 11:12 a.m.

Respectfully submitted:

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

February 13, 2002
Date

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