

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: July 13, 2005

Time: 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.

Place: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Present: Kathleen Kagawa, Vice Chair, Broker / Honolulu Commissioner – early departure
Louis Abrams, Broker / Kauai Commissioner
Iris Okawa, Public / Honolulu Commissioner
Vern Yamanaka, Broker / Hilo Commissioner
Trudy Nishihara, Broker / Honolulu Commissioner
Carol Mae Ball, Broker / Maui Commissioner
Michele Sunahara Loudermilk, Public / Honolulu Commissioner
Stanley Kuriyama, Broker, Honolulu Commissioner

Calvin Kimura, Supervising Executive Officer
Neil Fujitani, Executive Officer
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
David Grupen, Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Lorene Kimura, Real Estate Specialist
Ryan Yamashiro, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Todd Hirai, Damon Key Leong Kupchak Hastert
Randy Brooks
Lorrin Hirano
Carl Watanabe

Excused: None

Call to Order: Vice Chair Kagawa called the meeting to order at 10:28 a.m., at which time quorum was established.

Chair's Report: No report was presented.

Condominium
Specialist's
Report:

Additional Distribution

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

4. Condominium Governance and Management
 - a. Mediation & Arbitration
 - d. Condominium Seminars and Symposium
 - k. *Hawaii Community Associations* – CAI Hawaii Chapter (April 2005)
 - 4) "Insurance Companies Pay \$27.3 Billion in Catastrophic Losses"
5. CPR Registration and Developer's Public Reports
 - a. Condominium Projects and Developer's Public Reports
 - 4) Clarification of §514A, Hawaii Revised Statutes – "association property," "solar panel agreements" – Request by Carl T. Watanabe, Registrar of Conveyances, State of Hawaii – Deferred from June 14, 2005 CRC meeting

Additions to the Agenda

Upon a motion by Commissioner Yamanaka, seconded by Commissioner Okawa, it was voted on and unanimously carried to recommend accepting the additions to the agenda as follows:

4. Condominium Governance and Management
 - a. Mediation & Arbitration
 - 1) Contract - The Mediation Center of the Pacific, Inc.
 - 2) Contract - Mediation Services of Maui, Inc.
 - 3) Contract - Kauai Economic Opportunity, Inc.
 - 4) Contract - Big Island Mediation, Inc. dba West Hawaii Mediation Services
 - 5) Contract - The Island of Hawaii YMCA – Ku'ikahi Mediation Center
 - d. Condominium Seminars and Symposium
 - 1) Contract – Community Associations Institute Hawaii Chapter
 - 2) Contract – Hawaii Association of Realtors
5. CPR Registration and Developer's Public Reports
 - a. Condominium Projects and Developer's Public Reports
 - 5) Request for Exemption of Owner-Occupant Law – Kenneth Hughes
6. Program of Work, FY06
 - c. Hawaii Condominium Bulletin
 - 1) Contract – Pioneer Ventures, Inc, dba Fisher & Pioneer Printers

At this time, Vice Chair Kagawa took the agenda out of order.

Condominium
Governance and
Management:

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 June 24, 2005 REC Meeting

Mr. Hirai, representing First National Bank of Arizona, reported that FNBA is a FDIC-insured national bank with its principal office located in Scottsdale, Arizona and provides service in 26 states, including lock box service. Mr. Hirai stated that §514A-97, HRS, provides that all funds collected by an association, or by a managing agent for any association, shall be: (1) Deposited in a financial institution, including federal or community credit union, located in the State and whose deposits are insured by an agency of the United States government.

Specialist Yee reported that this issue was deferred from a previous meeting and that the committee had requested that Mr. Hirai provide the committee with legislative history.

Mr. Hirai did not provide the requested information, but did submit a summary of services to be provided by the Community Association Banc (CAB) which is a division of First National Bank. CAB is uniquely dedicated to providing comprehensive banking services exclusively to common interest community associations. CAB provides a lockbox service where the homeowners mail their payments to a local post office along with a scanable coupon. The post office box is serviced daily by the bank's courier who delivers the contents to the Operation Center before noon the following day. The funds are deposited into the association's bank account the same day they were received. A data file is then produced and transmitted to the management office daily attached to an email along with a text file reporting the day's receipts.

Upon a motion by Commissioner Okawa, seconded by Commissioner Nishihara, it was moved to take the matter under advisement.

Mr. Hirai stated that if the Commission so desires, he is willing to do the legislative research requested previously by the committee.

Commissioner Kuriyama questioned the specifics of how the lockbox service is handled, whether there will be fulltime employees of CAB whom will be handling the deposits and transfers and how disputes are to be handled.

Mr. Hirai responded that the service is handled in a separate office. The lockbox is sent to Arizona securely and processed in Arizona. There will be an employee of CAB located in an office here whom will be considered the registered agent. CAB and FNBA, once registered as a Hawaii Foreign Corporation with DCCA will be subject to Hawaii laws, may sue and be sued in the State of Hawaii, and will be subject to the jurisdiction of courts in the State of Hawaii.

Upon a motion by Commissioner Okawa, seconded by Commissioner Yamanaka, it was voted on and unanimously carried to take the matter under advisement.

CPR Registration and
Developer's Public
Reports:

Clarification of §514A, HRS – "association property," "solar panel agreements" – Request by Carl T. Watanabe, Registrar of Conveyances, State of Hawaii – Deferred from June 14, 2005 CRC meeting

Mr. Carl Watanabe, Registrar of Conveyances was present. Mr. Watanabe submitted two requests for clarification of Chapter 514A as it relates to documents recorded at the Bureau of Conveyances and whether they are acceptable and appropriate.

Mr. Watanabe reported that the first issue involves the unit owners of condominium project Wailea Ekahi and the use of roads under the administration of the Wailea Community Association, which is not a condominium association. The AOAO has no direct egress or ingress to the roadways. The condominium owners are not members nor are they subject to the declarations filed on behalf of the Wailea Community Association; however, some unit owners have agreed to annex their units to the Wailea Community Association (WCA) declaration obligating themselves to assessments charged to upkeep the roads. Clarification is requested whether condo owners are allowed to annex their unit to the declaration of the community association which is not a part of the condominium association. It is the understanding that according to Chapter 514A each unit is sold separately and distinct of each other. The question has been raised by staff at the Bureau of Conveyances who then took the issue to the Attorney General's office who then referred them back to Land Court, whom in turn referred them back to the Attorney General's Office.

Mr. Randy Brooks was also present. Mr. Brooks stated that Wailea Ekahi is a master association involving not only condos, but also subdivisions, hotels, etc. The master association deals with the roadways, etc. The Bureau for 20 years has accepted the annexation of individual condo units. In September 2004, they began receiving rejection letters from the Bureau stating that the document referenced was not recognized for the following reasons: property subject to rules under statute 514A governing CPR. Mr. Brooks further reported that the unit owners must individually join and sign up with the WCA. The AOAO does not own the individual's unit. By annexing to the master association, the unit owners would be paying additional fees not relating to the condominium association dues.

Mr. Hirano also reported that the registration system and Land Court have separate recordings. Agreements would be noted on the specific owners unit.

Commissioner Okawa questioned if a unit owner chose not to join the WCA would they no longer have any egress or ingress to the Association property since the roadways are owned by the WCA. She also questioned whether there were other projects with similar issues.

Mr. Brooks replied that everyone may join and have ingress and egress rights. For now, WCA is allowing all to use the roadway, whether they have joined the WCA or not. He further replied that Mililani is similar in that it also has a master association.

Commissioner Loudermilk noted that Exhibit "A" or "Exhibit C" states that "Note: - Lot 40 has access to and from Wailea Alanui (Lot 5 of Map 4 of Land Court

Application no. 1804), a public road, over and across Easement "M" as shown on Map 5 of Land Court Application No. 1804, as set forth by Land Court Order No. 40959, filed November 15, 1974" which seems to allow access.

Upon a motion by Commissioner Okawa, seconded by Commissioner Nishihara, it was voted on and unanimously carried to take the matter under advisement.

Mr. Watanabe stated that the second issue raised by the Bureau of Conveyances involved unit owner contracts to have solar heating. Solar panels will be placed on the roof of the condominium, which is a common element, and the owner agrees to enter into an agreement with the AOAO taking responsibility for the upkeep and maintenance of the roof because the solar panels are placed on the roof. §514A-4 would indicate that the unit owners would be able to obligate their units by encumbering their ownership and future owners of their respective units without the need to have the condominium declarations amended.

Specialist Yee replied that Act 157, SLH 2005, overrides §514A in part and requires homeowner associations to adopt rules by December 31, 2006 to allow placement of solar energy devices on single-family dwellings covered by an association.

Upon a motion by Commissioner Loudermilk, seconded by Commissioner Nishihara, it was voted on and unanimously carried to take the matter under advisement.

Minutes: Upon a motion by Commissioner Abrams, seconded by Commissioner Yamanaka, it was voted on and unanimously carried to accept the minutes of the June 14, 2005 Condominium Review Committee meeting as circulated.

Executive Session: Upon a motion by Commissioner Abrams, seconded by Commissioner Yamanaka, 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".

Vice Chair Kagawa appoints Commissioner Okawa Chair Pro Tem and is excused at 11:29 a.m.

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

Condominium
Governance and
Management:

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 June 24, 2005 REC Meeting

Upon a motion by Commissioner Abrams, seconded by Commissioner Nishihara, it was voted on and unanimously carried to recommend approval to issue an informal non binding interpretation that based on the facts as presented and outlined in his letter of April 26, 2005, that First National Bank of Arizona (FNBA) is not a financial institution located in the State as required by §514A-97 (c) (1), HRS.

CPR Registration and
Developer's Public
Reports:

Clarification of §514A, HRS – "association property," "solar panel agreements" – Request by Carl T. Watanabe, Registrar of Conveyances, State of Hawaii – Deferred from June 14, 2005 CRC meeting

Upon a motion by Commissioner Loudermilk, seconded by Commissioner Abrams, it was voted on and unanimously carried to recommend that the Registrar review Act 157, SLH 2005 for applicability to solar panel agreements.

Commissioner Kuriyama recused himself from decision making on the issue of "association property" Wailea Ekahi condominium project and Wailea Community Association due to a conflict of interest. Upon a motion by Commissioner Loudermilk, seconded by Commissioner Abrams, it was voted on and carried to recommend approval to issue an informal non binding interpretation based on the facts presented that §514A-4, HRS, allows an apartment owner to encumber its own apartment provided the encumbrance does not affect the common elements or the common expenses.

Condominium
Governance and
Management:

Mediation & Arbitration

Upon a motion by Commissioner Nishihara, seconded by Commissioner Abrams, it was voted on and unanimously carried that pursuant to the existing Agreements with the listed mediation Contractors, and having not received the required administrative approvals to renew the Agreements of the listed mediation service contractors, recommend approval to request that the Procurement Officer for DCCA or a designate, in the interest of the State, pursuant to paragraph 14 of the General Conditions of the existing Agreements, terminate the following respective Agreements for the Convenience of the State, effective thirty (30) business days from the date this recommendation is approved by the Real Estate Commission. Further recommend approval that the Commission initiates procedures to procure for such services in accordance with the State's Procurement Code. The existing Agreements recommended for termination are as follows:

- 1) The Mediation Center of the Pacific, Inc.
- 2) Mediation Services of Maui, Inc.
- 3) Kauai Economic Opportunity, Inc.
- 4) Big Island Mediation, Inc. dba West Hawaii Mediation Services
- 5) The Island of Hawaii YMCA – Ku'ikahi Mediation Center.

Upon a motion by Commissioner Okawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to direct staff to prepare a response to MCP's letter dated June 16, 2005 to include comments emphasizing the need to continue having mediators that are specifically trained for mediating condominium disputes.

Condominium Seminars and Symposium

Upon a motion by Commissioner Nishihara, seconded by Commissioner Abrams, it was voted on and unanimously carried that pursuant to the existing Agreements with the listed seminar Contractors, and having not received the required administrative approvals to renew the Agreements of the listed seminar/education service contractors recommend approval to request that the Procurement Officer

for DCCA or a designate, in the interest of the State, pursuant to paragraph 14 of the General Conditions of the existing Agreements, terminate the following respective Agreements for the Convenience of the State, effective thirty (30) business days from the date this recommendation is approved by the Real Estate Commission. Further recommend approval that the Commission initiate procedures to procure for such services in accordance with the State's Procurement Code. The existing Agreements recommended for termination are as follows:

- 1) Community Associations Institute - Hawaii Chapter
- 2) Hawaii Association of Realtors.

AOAO Registrations

Specialist Grupen submitted a written report on the status of the 2005-2007 AOAO Biennial Registrations. As of July 1, 2005 793 AOAOs registered by mail and 603, or 40% of registered AOAOs, registered online. Suggestions on issues to be addressed for the 2007-2009 registration were also included in the report. It was noted that although staff met with Hawaiiiana Management well in advance of the online registration, Hawaiiiana Management again chose not to use the system. Apparently, outdated software was the cause. HIC did go out of its way several times to address outstanding issues with Hawaiiiana Management. Commission staff will continue to work with HIC and Hawaiiiana in the future to address outstanding issues.

Specialist Grupen reported that as of June 30, 2005, a total of 1,396 registration applications have been received, of those, 1,034 AOAOs have successfully registered.

Upon a motion by Commissioner Nishihara, seconded by Commissioner Abrams, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Association of Apartment Owners through June 30, 2005 for the 2005-2007 registration. The associations are as follows:

Project Name	Reg	Project Name	Reg
1010 WILDER	7/1/2005	1015 WILDER	7/1/2005
1073 KINAU	7/1/2005	1111 WILDER	7/1/2005
1260 RICHARD LANE	7/1/2005	1330 WILDER	7/1/2005
1436 KEWALO	7/1/2005	1515 PELE STREET	7/1/2005
1555 POHAKU	7/1/2005	1808 WAIOLA	7/1/2005
1942/1946 PAUOA ROAD	7/1/2005	222 KAIULANI APARTMENTS	7/1/2005
2233 ALA WAI	7/1/2005	2729 NAKOOKOO STREET	7/1/2005
2987 KALAKAUA	7/1/2005	33 HUALALAI	7/1/2005
47-501 AHUIMANU ROAD	7/1/2005	727 UNIVERSITY	7/1/2005
730 MAKALEKA	7/1/2005	778 WILIWILI	7/1/2005
936 LEHUA	7/1/2005	A'ELOA TERRACE	7/1/2005
AHUIMANU GARDENS UNIT I	7/1/2005	AIEA LANI ESTATES	7/1/2005
AIEA RIDGE	7/1/2005	ALA KA LA	7/1/2005
ALA WAI COVE	7/1/2005	ALII KAI AT HANALEI	7/1/2005
ALII VILLAS	7/1/2005	AUHANA KULEANA	7/1/2005
BANYAN HARBOR	7/1/2005	BANYAN TREE PLAZA THE	7/1/2005
BANYAN TREE THE	7/1/2005	BARCLAY THE	7/1/2005
BAYSHORE TOWERS	7/1/2005	BEL-AIR PLAZA THE	7/1/2005
BOARDWALK THE	7/1/2005	BOUGANVILLE THE	7/1/2005
CAMELOT	7/1/2005	CAPTAIN COOK OCEAN VIEW	7/1/2005

CARLTON PLACE INCREMENT ONE	7/1/2005	CASTLE SURF APARTMENTS	7/1/2005
CENTURY SQUARE	7/1/2005	CENTURY WEST	7/1/2005
CHANDELIER THE	7/1/2005	CHATEAU NEWTOWN I	7/1/2005
CITRON VILLA	7/1/2005	CLARK STREET APARTMENTS	7/1/2005
CLIFFS AT PRINCEVILLE THE	7/1/2005	CLUB VIEW GARDENS II	7/1/2005
COCONUT GROVE AT KAPALUA BAY	7/1/2005	COLONY BEACH	7/1/2005
COLONY I	7/1/2005	COMMODORE	7/1/2005
CONSULATE THE	7/1/2005	COOLIDGE VILLA	7/1/2005
CORONADO	7/1/2005	COUNTRY CLUB HAWAII	7/1/2005
COUNTRY CLUB PLAZA THE	7/1/2005	COUNTRY CLUB VILLAGE	7/1/2005
CREST AT WAILUNA THE	7/1/2005	CROSSPOINTE	7/1/2005
CROWN KINAU	7/1/2005	CRYSTAL PARK	7/1/2005
DIAMOND HEAD ALII	7/1/2005	DIAMOND HEAD BEACH HOTEL	7/1/2005
DIAMOND HEAD CONDOS AT PUALEI	7/1/2005	DIAMOND HEAD GARDENS	7/1/2005
DIAMOND HEAD SURF	7/1/2005	DISCOVERY BAY	7/1/2005
DOWSETT POINT	7/1/2005	EAST LAKE APARTMENTS	7/1/2005
EMERSON PLAZA	7/1/2005	EMMALANI COURT	7/1/2005
EWA APARTMENTS	7/1/2005	EWA BEACH TOWNHOUSE	7/1/2005
EWA COLONY ESTATES	7/1/2005	EWA VILLA ESTATES	7/1/2005
EXPRESSIONS III AT ROYAL KUNIA	7/1/2005	FAIRWAY HOUSE	7/1/2005
FAIRWAY MANOR	7/1/2005	FAIRWAY TERRACE	7/1/2005
FAIRWAY VILLAGE AT WAIKELE	7/1/2005	FAIRWAY VILLAS AT HUALALAI THE	7/1/2005
FOUNTAINS AT MAKIKI	7/1/2005	FOUR FORTY FOUR NAHUA INC	7/1/2005
GARDENS UPCOUNTRY THE	7/1/2005	GOLF VILLAS AT HUALALAI THE	7/1/2005
GOVERNOR CLEGHORN THE	7/1/2005	GREENS AT WAIKOLOA THE	7/1/2005
GREENWAY THE	7/1/2005	HAIKU HALE	7/1/2005
HALAWA INDUSTRIAL PLAZA	7/1/2005	HALE AWAPUHI	7/1/2005
HALE HOALOHA	7/1/2005	HALE KAI O HUALALAI CONDOMINIUM	7/1/2005
HALE KAMAOLE	7/1/2005	HALE KEHAU PHASE I	7/1/2005
HALE KULANUI	7/1/2005	HALE MAHIAI	7/1/2005
HALE MANOA	7/1/2005	HALE MOI	7/1/2005
HALE O KALANI TOWERS THE	7/1/2005	HALE ONO LOA	7/1/2005
HALE PAU HANA	7/1/2005	HALE POHAKU	7/1/2005
HALEAKALA SHORES	7/1/2005	HALELOA	7/1/2005
HALELOA II	7/1/2005	HAMPTON COURT	7/1/2005
HANA KAI-MAUI	7/1/2005	HANAIEI BAY RESORT	7/1/2005
HARBOR POINTE	7/1/2005	HARBOR SQUARE	7/1/2005
HARBOR VIEW PLAZA	7/1/2005	HARBOUR RIDGE	7/1/2005
HAUSTEN INC THE	7/1/2005	HAUULA ESTATES	7/1/2005
HAVENS OF 'II VISTAS	7/1/2005	HAWAIIAN KING	7/1/2005
HAWAIIAN PRINCESS@MAKAHA BCH	7/1/2005	HEIGHTS AT WAILUNA THE	7/1/2005
HEULU GARDENS	7/1/2005	HIDDEN VALLEY ESTATES	7/1/2005
HIGHLANDER THE	7/1/2005	HILLSDALE	7/1/2005
HILLSIDE VILLAS AT HUALALAI THE	7/1/2005	HILO TERRACE	7/1/2005
HO'OMAKA VILLAGE	7/1/2005	HOKULANI APARTMENTS	7/1/2005
HOLANIKU HALE	7/1/2005	HOLIDAY GARDENS	7/1/2005
HOLIDAY PARKWAY	7/1/2005	HOLOHOLO KU AT PARKER RANCH	7/1/2005
HOLUALOA GARDENS	7/1/2005	HONO HALE TOWERS	7/1/2005
HONOKEANA COVE	7/1/2005	HONOKOWAI APARTMENTS	7/1/2005
HONOKOWAI EAST	7/1/2005	HONOKOWAI SUNRISE	7/1/2005
HONOLULU PARK PLACE	7/1/2005	HU'ELANI, PHASES 1, 2 - 7B & 10	7/1/2005
IAO PARKSIDE	7/1/2005	IHONA	7/1/2005
IKENA LALO	7/1/2005	ILANIWAI	7/1/2005
ILIMA GARDENS	7/1/2005	IMPERIAL PLAZA THE	7/1/2005
INDUSTRIAL PLAZA	7/1/2005	INN ON THE PARK	7/1/2005
INTERNATIONAL COLONY CLUB	7/1/2005	IOLANI PALMS	7/1/2005
IOLANI THE	7/1/2005	ISLAND COLONY	7/1/2005
ISLAND SANDS THE	7/1/2005	IWILEI BUSINESS CENTER	7/1/2005
JASON APARTMENTS	7/1/2005	KA MOMI NANI HEIGHTS	7/1/2005
KA'EO KAI PHASE II	7/1/2005	KA'ULU VILLAS	7/1/2005
KAANAPALI ROYAL	7/1/2005	KAHALA BEACH THE	7/1/2005
KAHALA VIEW ESTATE	7/1/2005	KAHALEMANU	7/1/2005
KAHANA FALLS	7/1/2005	KAHANA MANOR	7/1/2005
KAHANA OUTRIGGER	7/1/2005	KAHANA VILLAGE	7/1/2005

Condominium Review Committee Minutes
Meeting of July 13, 2005
Page 9

KAILUA BAY RESORT	7/1/2005	KAIMANA LANAIS	7/1/2005
KAIMUKI BUSINESS PLAZA	7/1/2005	KAIOO TERRACE	7/1/2005
KALAMA TERRACE APTS THE	7/1/2005	KALEIALOHA	7/1/2005
KALUANUI	7/1/2005	KAMAANA THE	7/1/2005
KAMAHANA	7/1/2005	KAMALIE HALE	7/1/2005
KAMANI TREES	7/1/2005	KAMAOLE NALU CONDOMINIUM	7/1/2005
KAMAOLE SANDS	7/1/2005	KAMOA VIEWS	7/1/2005
KANA'I A NALU	7/1/2005	KANALOA AT KONA	7/1/2005
KANOE APARTMENTS	7/1/2005	KANOE PALMS	7/1/2005
KAPAA SANDS	7/1/2005	KAPALAMA UKA	7/1/2005
KAPIOLANI BANYAN	7/1/2005	KAPIOLANI BEL-AIRE	7/1/2005
KAPIOLANI GARDENS INC	7/1/2005	KAPIOLANI HOUSE	7/1/2005
KAPIOLANI TOWERS	7/1/2005	KAPIOLANI TOWN HOUSE	7/1/2005
KAPIOLANI VILLA	7/1/2005	KAUAI COAST RESORT AT THE	7/1/2005
KAUALANA MANOR I INC	7/1/2005	KAUHALE BEACH COVE	7/1/2005
KAUHALE MAKAI	7/1/2005	KAWAIHAE CRESCENT WEST	7/1/2005
KAWILI REGENCY	7/1/2005	KEALAKEKUA BAY VILLAS	7/1/2005
KEALIA CONDOMINIUM	7/1/2005	KEAUHOU KONA SURF & RAQUET CLUB	7/1/2005
KEAUHOU PALENA	7/1/2005	KEAUHOU PUNAHELE	7/1/2005
KEOLU SUMMIT	7/1/2005	KEONI ANA	7/1/2005
KIAHUNA PLANTATION	7/1/2005	KIHEI ALII KAI	7/1/2005
KIHEI BAY SURF	7/1/2005	KIHEI BAY VISTA	7/1/2005
KIHEI RESORT	7/1/2005	KIHEI SHORES (FKA MAUI COURT)	7/1/2005
KIHEI SURFSIDE	7/1/2005	KILAEUA PLAZA	7/1/2005
KINAU LANAIS	7/1/2005	KINAU VILLA	7/1/2005
KING KALANI	7/1/2005	KINGS GATE	7/1/2005
KOA KAI CONDOMINIUM	7/1/2005	KOA RESORT	7/1/2005
KONA BILLFISHER THE	7/1/2005	KONA DRIFTWOOD CONDOMINIUM	7/1/2005
KONA EASTWIND	7/1/2005	KONA ISLANDER INN	7/1/2005
KONA ISLE	7/1/2005	KONA MAGIC SANDS	7/1/2005
KONA MAKAI	7/1/2005	KONA MANSIONS V INC	7/1/2005
KONA NALU	7/1/2005	KONA PACIFIC INC	7/1/2005
KONA SEA RIDGE	7/1/2005	KONA WESTWIND	7/1/2005
KUHIO PLAZA	7/1/2005	KUHIO SHORES AT POIPU	7/1/2005
KUHIO VILLAGE I	7/1/2005	KUHIO VILLAGE II	7/1/2005
KUILIMA ESTATES WEST	7/1/2005	KUKIO BEACH CLUB AND COTTAGES	7/1/2005
KULANUI HALE	7/1/2005	KULEANA INC, THE	7/1/2005
KUMELEWAI COURT	7/1/2005	KUMELEWAI GARDENS	7/1/2005
KUMULANI AT THE UPLANDS AT MAUNA	7/1/2005	KUNIA PALMS	7/1/2005
KUNIA TERRACE	7/1/2005	KUPONO	7/1/2005
LAE NANI	7/1/2005	LAKESHORE TOWER CONDO THE	7/1/2005
LAKESIDE CORONET	7/1/2005	LAKESIDE MANOR	7/1/2005
LAKEVIEW	7/1/2005	LAKEVIEW GARDENS	7/1/2005
LAKEVIEW SANDS	7/1/2005	LALAWAI HALE	7/1/2005
LAPA'OLU AIEA HEIGHTS	7/1/2005	LEILEHUA THE	7/1/2005
LEINAALA	7/1/2005	LEISURE HERITAGE APARTMENTS	7/1/2005
LEOLUA VISTA	7/1/2005	LILIHA SQUARE	7/1/2005
LILIUOKALANI PLAZA	7/1/2005	LIME TREE	7/1/2005
LIONA KONA	7/1/2005	LOFTS BY GENTRY PHASE A THE	7/1/2005
LOKAHI GARDEN	7/1/2005	LOKELANI	7/1/2005
LUANA WAIKIKI	7/1/2005	LUKEPANE COURT THE	7/1/2005
LUNAPULE KONA	7/1/2005	MAALAEA BANYANS	7/1/2005
MAHANA AT KAAPALI THE	7/1/2005	MAHINUI GARDEN	7/1/2005
MAI HALE	7/1/2005	MAILE APARTMENTS	7/1/2005
MAILE SKY COURT	7/1/2005	MAILE TOWER THE	7/1/2005
MAILI COVE INC	7/1/2005	MAKAHA BEACH CABANAS	7/1/2005
MAKAHA SHORES	7/1/2005	MAKAKILO GARDENS INCR 1	7/1/2005
MAKAKILO HALE II	7/1/2005	MAKAKILO MALA	7/1/2005
MAKALANILE'A	7/1/2005	MAKANI SANDS APARTMENTS	7/1/2005
MAKANUI	7/1/2005	MAKAUA SHORES	7/1/2005
MAKAUA VILLAGE	7/1/2005	MAKENA PLACE	7/1/2005
MAKIKI BEL AIRE	7/1/2005	MAKIKI CLIFFS	7/1/2005
MAKIKI COLONY	7/1/2005	MAKIKI EAST	7/1/2005
MAKIKI HOLIDAY	7/1/2005	MAKIKI KAI	7/1/2005

Condominium Review Committee Minutes
 Meeting of July 13, 2005
 Page 10

MAKIKI PARK PLACE	7/1/2005	MAKIKI ROYAL	7/1/2005
MAKIKI TOWERS	7/1/2005	MAKIKI WEST	7/1/2005
MAKOLEA THE	7/1/2005	MANA KAI MAUI	7/1/2005
MANAI HALE	7/1/2005	MANOA EAST	7/1/2005
MANOALANI	7/1/2005	MARINA PALMS	7/1/2005
MARINER'S VILLAGE	7/1/2005	MARINERS PLACE TOWNHOMES	7/1/2005
MARRIOTT'S KAUAI RSRT & BCH CLUB	7/1/2005	MATLOCK HALE	7/1/2005
MAUI GARDENS	7/1/2005	MAUI LANI TERRACES	7/1/2005
MAUI SANDS	7/1/2005	MAUI SANDS II	7/1/2005
MAUNA LANI TERRACE	7/1/2005	MAUNA LOA VILLAGE	7/1/2005
MAUNAIHI APARTMENTS	7/1/2005	MAWAENA KAI THE LANDING OHAWAII	7/1/2005
MEHEULA HALE PATIO HOMES	7/1/2005	MELELANI APARTMENTS	7/1/2005
MERIDIAN EAST	7/1/2005	MILILANI POINT	7/1/2005
MILILANI TOWN HOUSES	7/1/2005	MILLYARD BUSINESS CENTER	7/1/2005
MOANALUA VILLAGE	7/1/2005	MOILILI GARDENS	7/1/2005
MOKULEIA BEACH COLONY	7/1/2005	MOKULEIA HALE	7/1/2005
MOKULEIA SURF	7/1/2005	MT TERRACE	7/1/2005
NA HALE O MAKENA	7/1/2005	NA PALI GARDENS	7/1/2005
NANI KOOLAU	7/1/2005	NANI O KALALEA RANCH	7/1/2005
NANIWA GARDENS	7/1/2005	NAPILI BAY	7/1/2005
NAPILI SHORES	7/1/2005	NAPILI SUNSET	7/1/2005
NAPUA POINT	7/1/2005	NAUPAKA	7/1/2005
NENEHIWA GARDENS	7/1/2005	NEWTOWN MEADOWS	7/1/2005
NEWTOWN VILLA II	7/1/2005	NIHI KAI VILLAS	7/1/2005
NIIHAU APARTMENTS INC	7/1/2005	NOHONANI	7/1/2005
NORTHBROOK-MELEMANU WOODLANDS	7/1/2005	NORTHPOINTE	7/1/2005
NUUANU PARK PLACE	7/1/2005	NUUANU WOODS	7/1/2005
OCEANSIDE MANOR	7/1/2005	ODE HACIENDA	7/1/2005
OHUA GARDENS	7/1/2005	OHUALANI	7/1/2005
OLALOA	7/1/2005	ONO VISTA	7/1/2005
OPUA HALE PATIO HOMES	7/1/2005	ORCHID MANOR	7/1/2005
PACIFIC GARDENS I	7/1/2005	PACIFIC GRAND	7/1/2005
PACIFIC ISLANDER HOTEL	7/1/2005	PAKALANA	7/1/2005
PALANI HALE	7/1/2005	PALANI VISTA	7/1/2005
PALEHUA HILLSIDE	7/1/2005	PALEHUA NANI	7/1/2005
PALI KE KUA	7/1/2005	PALIULI	7/1/2005
PALM COURT	7/1/2005	PALM GROVE	7/1/2005
PALM VILLAS AT HUALALAI THE	7/1/2005	PALM VILLAS II	7/1/2005
PALOLO GARDEN	7/1/2005	PAN PACIFIC	7/1/2005
PARK TOWER THE	7/1/2005	PARK@PEARLRIDGE INC THE	7/1/2005
PARKGLEN AT WAIKELE	7/1/2005	PARKSIDE TERRACE	7/1/2005
PARKSIDE THE	7/1/2005	PARKWAY PHASE C-1	7/1/2005
PARKWAY PHASE C-2	7/1/2005	PAUAAHI GARDENS	7/1/2005
PEARL HORIZONS	7/1/2005	PEARL NUMBER ONE INC THE	7/1/2005
PEARL NUMBER TWO THE	7/1/2005	PEARL RDGE GDN & PEARL RDGE TWR	7/1/2005
PEARLRIDGE SQUARE	7/1/2005	PELE APARTMENTS	7/1/2005
PENSACOLA GARDENS CONDO	7/1/2005	PIIKOI HALE	7/1/2005
PIIKOI PLAZA	7/1/2005	PIIKOI TOWER INC	7/1/2005
PIKAKE THE	7/1/2005	PLANTATION VIEW HALE	7/1/2005
PLAZA HAWAII KAI THE	7/1/2005	POHA KEA POINT PHASE III	7/1/2005
POHAILANI MAUI	7/1/2005	POIPU SANDS THE	7/1/2005
POIPU SHORES	7/1/2005	POLO BEACH CLUB THE	7/1/2005
PONO KAI	7/1/2005	PRINCEVILLE MAUNA KAI	7/1/2005
PRINCEVILLE PANIOLU	7/1/2005	PRINCEVILLE SEALODGE CONDO	7/1/2005
PROSPECT ESTATES THE	7/1/2005	PROSPECT PARK THE	7/1/2005
PROSPECT TOWER APARTMENTS	7/1/2005	PU'U PO'A	7/1/2005
PUA LEAHI APARTMENTS	7/1/2005	PUAMANA	7/1/2005
PUANA MALU	7/1/2005	PULELEHUA	7/1/2005
PULUA	7/1/2005	PUNAHALA APARTMENTS	7/1/2005
PUNAHOA BEACH APARTMENTS	7/1/2005	PUNAHOU CHALET	7/1/2005
PUNAHOU GARDENS APARTMENTS	7/1/2005	PUNAHOU MANOR	7/1/2005
PUNAHOU PARK PLACE	7/1/2005	PUNAHOU REGENCY THE	7/1/2005
PUNAHOU SUNSET	7/1/2005	PUNAHOU SURF	7/1/2005
PUNAHOU TOWER	7/1/2005	PUNCHBOWL VISTA	7/1/2005

PUU IKI	7/1/2005	PUUIKI HALE	7/1/2005
PUUONE HALE ALII	7/1/2005	QUEEN EMMA GARDENS	7/1/2005
QUEEN VICTORIA RESIDENCES INC	7/1/2005	QUEEN'S COURT	7/1/2005
RAINBOW PLACE	7/1/2005	RESIDENCE AT PUNAHOU THE	7/1/2005
RIDGE AT LAUNANI VALLEY THE	7/1/2005	RIDGEWAY UNIT B PHASE I THE	7/1/2005
RIDGEWAY UNIT B PHASE II THE	7/1/2005	RIDGEWAY UNIT C THE	7/1/2005
RIDGEWAY UNIT D THE	7/1/2005	ROSALEI THE	7/1/2005
ROSE TERRACE	7/1/2005	ROYAL COURT	7/1/2005
ROYAL IOLANI THE	7/1/2005	ROYAL KAHILI	7/1/2005
ROYAL KUHIO	7/1/2005	ROYAL QUEEN EMMA	7/1/2005
ROYAL SEA-CLIFF CLUB THE	7/1/2005	RYCROFT MANOR	7/1/2005
SAKURA	7/1/2005	SANDALWOOD	7/1/2005
SEA VILLAGE THE	7/1/2005	SEALODGE II	7/1/2005
SEASHORE THE	7/1/2005	SHANGRI-LA	7/1/2005
SHORES OF MAUI THE	7/1/2005	SIERRA GARDENS	7/1/2005
SIX TWENTY SHERIDAN	7/1/2005	SIXTEEN REGENTS	7/1/2005
SKY TOWER APARTMENTS	7/1/2005	SOVEREIGN THE	7/1/2005
SPENCER COURT	7/1/2005	SPINNAKER THE	7/1/2005
STREAMSIDE AT LAUNANI VALLEY	7/1/2005	SUGAR BEACH RESORT	7/1/2005
SUNSET LAKEVIEW APARTMENTS	7/1/2005	SUNSET TOWERS	7/1/2005
TANTALUS VISTA APARTMENTS	7/1/2005	TERRACE TOWERS	7/1/2005
TERRACES AT LAUNANI VALLEY	7/1/2005	TERRACES MANELE BAY PHASE IV	7/1/2005
TERRAZZA	7/1/2005	TERRAZZA/CORTEBELLA/LAS	7/1/2005
THREE REGENTS	7/1/2005	TOP OF THE HILL	7/1/2005
TRADEWINDS PLAZA	7/1/2005	TROPICANA VILLAGE-HAIKU UNIT I	7/1/2005
TWENTY ONE HUNDRED THE	7/1/2005	UKE'E INDUSTRIAL COURT	7/1/2005
ULULANI MEDICAL CENTER	7/1/2005	UNION PLAZA	7/1/2005
UNIVERSITY GARDENS	7/1/2005	UNIVERSITY VILLA	7/1/2005
VALLEY ESTATES	7/1/2005	VALLEYVIEW-MELEMAMU WOODLANDS	7/1/2005
VARSITY HOUSE	7/1/2005	VICTORIA MANSIONS	7/1/2005
VICTORIA PLAZA CONDOMINIUM	7/1/2005	VIEWPOINTE AT WAIKELE	7/1/2005
VILLA MARINA	7/1/2005	VILLAGES AT WAIPIO THE	7/1/2005
VILLAS AT KENOLIO THE PHASE I	7/1/2005	VILLAS AT KOELE PHASE I THE	7/1/2005
VILLAS AT KOELE PHASE II THE	7/1/2005	VILLAS ON THE PRINCE	7/1/2005
VINEYARD APARTMENTS	7/1/2005	VISTA DEL MAR	7/1/2005
WAIALAE GARDENS	7/1/2005	WAIALAE PLACE	7/1/2005
WAIAMU GARDENS KAI UNIT B	7/1/2005	WAIAMU GARDENS KAI UNIT E	7/1/2005
WAIAMU GARDENS KAI UNIT G-I	7/1/2005	WAIKIKI ROYAL THE	7/1/2005
WAIKIKI SKYLINER	7/1/2005	WAIKIKI SKYTOWER	7/1/2005
WAIKOMO STREAM VILLAS	7/1/2005	WAILUA BAY VIEW APARTMENTS	7/1/2005
WAIMALU PARK	7/1/2005	WAINAKU TERRACE	7/1/2005
WAIHAI BEACH CLUB	7/1/2005	WAIHOLI BEACH HALE	7/1/2005
WAIPAHU KNOLLS I	7/1/2005	WAIPEHE APARTMENTS	7/1/2005
WAIPIOLANI	7/1/2005	WAIULU VILLAS	7/1/2005
WALINA APARTMENTS	7/1/2005	WARD VILLA	7/1/2005
WATERCOLORS AT MAKAKILO	7/1/2005	WESTVIEW PLAZA	7/1/2005
WHALERS COVE AT POIPU	7/1/2005	WILDER AT PIIKOI	7/1/2005
WILDER TOWER	7/1/2005	WILDER-KEEAUMOKU APTS	7/1/2005
WILOLA APARTMENTS	7/1/2005	WINDSURFER THE	7/1/2005
WINDWARD ACRES	7/1/2005	WINDWARD ESTATES	7/1/2005
WINDWARD HARBOUR	7/1/2005	WOODWINDS	7/1/2005
Total:	526		

Condominium Seminars and Symposium

Seminar evaluation for the July 9, 2005 "2005 Legislative Update" seminar prepared by staff was distributed for informational purposes.

Condominium Related Articles

The following articles from the April 2005 issue of *Hawaii Community Associations* were distributed for informational purposes: "Water Damage Claims," "Hiring a Handyman," "Loss Assessment Coverage: What You Need To Know," "Insurance Companies Pay \$27.3 Billion in Catastrophic Losses," and "Condominium Insurance for Owners - Avoiding the School of Hard Knocks"

Condominium
 Project
 Registration:

Condominium Project Registration - Public Reports Issued

Upon a motion by Commissioner Nishihara, seconded by Commissioner Ball, it was voted on and unanimously carried to recommend approval to ratify issuance of effective dates for developer's public reports for the month of June 2005 as follows:

Proj No	Project Name	Project Address	TMK #	Report	Date
5639	45-138H WAIKALUA ROAD	45-138H WAIKALUA RD KANEHOE HI 96744	(1)4-05-009:021	Final	06/02/05
5676	45-509 HALEKOU	45-509 HALEKOU RD KANEHOE HI 96744	(1)4-05-036:086	Final	06/14/05
5663	84-1001 LAHAINA	84-1001 LAHAINA ST WAIANAE HI 96792	(1)8-04-012:023	Final	06/06/05
5657	85-1330A & 85-1330B EAST WAIANAE VALLEY ROAD	85-1330 EAST WAIANAE VALLEY RD WAIANAE HI 96792	(1)8-05-004:021	Final	06/28/05
5628	AKEMAMA HALE ESTATES	LOT 53F AKEMAMA RD LAWAI HI 96741	(4)2-05-003:043	Final	06/27/05
5653	ALII PARK PLACE (3RD INCR)	75-6025 ALII DR KAILUA KONA HI 96740	(3)7-05-019:043	Final	06/03/05
5660	BOARDRIDER HALE	75-5743 ALAHOU ST KAILUA KONA HI 96740	(3)7-05-022:075	Final	06/01/05
5290	HALE KANANI	40 KANANI RD KIHEI HI 96753	(2)3-09-016:002	Suppl 1	06/22/05
5671	HALI'I KAI	69-1029 NAWAHINE PL WAIKOLOA HI 96738	(3)6-09-010:001	Prelim	06/17/05
5666	IAO CONDOMINIUM 1	2067 ULEI PL WAILUKU HI 96793	(2)3-04-033:003	Final	06/23/05
5667	IAO CONDOMINIUM 2	2030 KAHAWAI ST WAILUKU HI 96793	(2)3-04-033:003	Final	06/23/05
5668	IAO CONDOMINIUM 3	2048 KAWAHAI ST WAILUKU HI 96793	(2)3-04-033:003	Final	06/23/05
5602	KAWELA KAI HOMES	51-473 KAMEHAMEHA HWY KAHUKU HI 96731	(1)5-07-003:070	Final	06/17/05
5592	KEMIA	5521 KAWAIHAU RD KAPAA HI 96746	(4)4-06-013:025	Final	06/28/05
5678	KIPAPA VALLEY HOMESTEADS	6291 KIPAPA RD KAPAA HI 96746	(4)4-04-007:041	Final	06/23/05
5682	KOLOKIO/KAM	45-696 KAMEHAMEHA HWY KANEHOE HI 96744	(1)4-05-071:044	Final	06/30/05
5669	LANI-KEHA	51-405 MAUMAULUUKAA ST KAAAWA HI 96730	(1)5-01-014:021	Final	06/15/05
5688	MONTECITO/TUSCANY (MONTECITO PHASE 1)	KANELA ST EWA BEACH HI 96706	(1)9-1-010:007	Prelim	06/22/05
5679	MONTECITO/TUSCANY (MONTECITO PHASE 2)	KANELS ST EWA BEACH HI 96706	(1)9-01-010:007	Prelim	06/17/05
5674	MONTECITO/TUSCANY (TUSCANY PHASE 2)	KANELA ST EWA BEACH HI 96706	(1)9-01-010:007	Prelim	06/01/05
5687	MONTECITO/TUSCANY (TUSCANY PHASE 3)	KANELA ST EWA BEACH HI 96706	(1)9-01-010:007	Prelim	06/22/05
5542	THE FAIRWAYS AT MAUNA LANI	68-1125 N KANIKU DR KOHALA HI 96743	(3)6-08-022:005	Final	06/17/05
5677	TWIN LAKES	KAPAA HOMESTEADS KAPAA HI 96746	(4)4-03-003:004	Final	06/24/05
5672	WATERMARK THE	1551 ALA WAI BLVD HONOLULU HI 96815	(1)2-06-011:001	Prelim	06/01/05
5655	YOSHIMOTO KAMALU ESTATES I	LOT 1-B-3 KAMALU RD WAILUA HI	(4)4-02-003:058	Final	06/17/05
5656	YOSHIMOTO KAMALU ESTATES II	LOT 1-B-S KAMALU RD WAILUA HI	(4)4-02-003:064	Final	06/17/05

Preliminary Reports:	6
Contingent Final Reports:	0
Final Reports:	19
Supplementary Reports:	1
Total:	26

Condominium Related Articles

The article entitled "Emerging Environmental and Land Use Issues" from the June 2005 issue of *Hawaii Bar Journal* were distributed for informational purposes.

Request for Exemption of Owner-Occupant Law – Kenneth Hughes

Upon a motion by Commissioner Abrams, seconded by Commissioner Nishihara, it was voted on and unanimously carried to issue a “no action” letter subject to the receipt of verification from his employer, Columbus Educational or the Hawaii State Department of Education, of his unforeseeable job termination.

Program of Work:

Recodification of Chapter 514A

Specialist Yee reported that the committee may want to use the Condominium Educational Advisory group and members of the Blue Ribbon Recodification Advisory Committee to begin work on setting the overall plan for recodification education.

Legislative Acts and Resolutions – HCR 204

Specialist Yee met with the Legislative Auditor's representative and provided information requested to assist the Legislative Auditor's office with its sunrise report.

Legislative Acts and Resolutions – SCR 79

Specialist Yee and Commissioner Loudermilk have been delegated as representatives of the Commission on the NORC Task Force. Specialist Yee attended a meeting to discuss the scope of the resolution. The next meeting, to include all members of the Task Force is scheduled for July 26, 2005.

Interactive Participation with Organizations – CAI's Community Leadership Forum

Upon a motion by Commissioner Abrams, seconded by Commissioner Nishihara, it was voted on and unanimously carried to recommend approval to send a minimum of two but not more than four Commissioners/staff to the conference subject to the Governor's fiscal policy and budgetary approval

Hawaii Condominium Bulletin

Upon a motion by Commissioner Nishihara, seconded by Commissioner Abrams, it was voted on and unanimously carried that pursuant to the existing contract with the listed printing Contractor, and having not received the required

administrative approvals to renew the Agreement of the listed printing service contractor recommend approval to request that the Procurement Officer for DCCA or a designate, in the interest of the State, pursuant to paragraph 14 of the General Conditions of the existing Agreement, terminate the following respective Agreement for the Convenience of the State, effective thirty (30) business days from the date this recommendation is approved by the Real Estate Commission. Further recommend approval that the Commission initiate procedures to procure for such services in accordance with the State's Procurement Code. The existing Agreement recommended for termination is as follows: Pioneer Ventures, Inc, dba Fisher & Pioneer Printers.

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.

Next Meeting: August 10, 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

Adjournment: With no further business to discuss, Chair Pro Tem Okawa adjourned the meeting at 12:22 p.m.

Respectfully submitted:

/s/ Cynthia M. L. Yee

Cynthia M. L. Yee
Senior Condominium Specialist

August 11, 2005

Date

Minutes approved as is.

Minutes approved with changes; see minutes of _____