

**CONDOMINIUM REVIEW COMMITTEE**  
Real Estate Commission  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii

**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: Wednesday, August 13, 1997

Time: 1:30 p.m.

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

Present: Alfredo Evangelista, Chair  
Mitchell Imanaka, Vice Chair  
Michael Ching, Member (Late Arrival)  
Charles Aki, Member  
Alvin Imamura, Member  
Carol Mon Lee, Member  
Helen Lindemann, Member

Cynthia Yee, Senior Condominium Specialist  
Camille Chun-Hoon, Condominium Specialist  
Gina Watumull, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Irene Kotaka, Secretary  
Stacey Hamada, Clerk

Others: Steven Gilbert, Hawaii Real Estate Research and Education Center  
Agnes Ringle, HCAAO

Call to Order: Chair Evangelista called the meeting to order at 1:37 p.m., at which time quorum was established.

Chair's Report: The Chair welcomed the new Commissioners, John Ohama and Mitchell Imanaka, to the Condominium Review Committee.

Senior Condominium Specialist's Report: **Additions to the Agenda**

Upon a motion by Commissioner Lee, seconded by Commissioner Aki, it was voted on and unanimously carried to add the following items to the agenda:

6. Condominium Project Registration, Public Reports, and Limited-Equity Housing Cooperatives
  - d. Act 135, SLH 1997 - Proof of Publication of Owner-Occupant Announcement

**Additional Distribution**

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

5. Condominium Governance and Management
  - a. AOA Registrations

- 3) Request for Informal Opinion, Poipu Point Association of Owners - Amended handout
- c. Mediation and Arbitration - NJC Quarterly Report

### **Minutes of Previous Meeting**

The Senior Condominium Specialist reported that the minutes from the previous meeting is available, but will not be distributed until the next Condominium Review Committee meeting.

Hawaii Real Estate  
Research and  
Education Center:

Steven Gilbert reported on the status of the projects assigned to HREREC:

Commissioner Ching arrived.

**Hawaii Condominium Bulletin** - Fall 1997; scheduled for two issues. Last four Bulletin's on HREREC's webpage. HREREC will send the excess copies of the Bulletin to REB staff.

### **Board of Director's Guide**

Guide to Condominium Living - Awaiting written comments from REB on the May draft of the guide and the working draft of the consumer pamphlet before proceeding. The draft on the two items will be returned to HREREC.

Fair Housing - HREREC staff met with Norman Tam, City and County of Honolulu. Mr. Tam recommended that since each situation is different, it should not be discussed in a question and answer format. He suggested that the question and answer section contain generalized questions. Per Mr. Tam's recommendation, the material will be rewritten to be a generalized description of the same topic. HREREC will then forward the material to REB for review.

**Five Year Education and Research Plan** - Scheduled completion in March of 1998.

**Condominium Seminars** - 1997 Condorama tapes are ready for use. December is the target date for setting up the Condo Seminar for this fiscal year's presentation.

**Condominium Survey** - HREREC is working with the Senior Condominium Specialist and is planning a supplemental survey and materials. Mr. Gilbert reported that he had met with a person who represented a management company who will work with them on developing a survey. HREREC is trying to put the report together by December. They will determine if the material will be ready for the December meeting or if it should be postponed to the January meeting.

Mr. Gilbert reported that there was a good response for the fair housing survey because they included a self-address, stamped envelope to the Section 8 renters. In order to increase the rate of completed surveys, they would like to follow the same format.

Condominium  
Governance and  
Registration:

### **Registrations - AOA Ratification Report**

Upon a motion by Commissioner Lee, seconded by Commissioner Aki, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for Associations of Apartment Owners through July 31, 1997 for the 1997 Interim Registration. The associations are as follows:

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<u>Project Name</u>	<u>Reg. Date</u>	<u>Project Name</u>	<u>Reg. Date</u>
3458 Kalihi	05/30/97	Hanalei Bay Villas	06/30/97
Harbor Square	05/30/97	Holualoa Bay Villas	06/02/97
Lukepane Gardens	06/30/97	Pikake, The	05/30/97
Royal Aloha	06/25/97	Sunset Towers	06/26/97
Wailea Point Village I	06/25/97		

No. of projects: 9

Total units: 692

Upon a motion by Commissioner Aki, seconded by Commissioner Lee, it was voted on and unanimously carried to recommend approval to ratify issuance of effective registration dates for the Association of Apartment Owners through July 31, 1997 for the 1997-1999 Registration. The associations are as follows:

<u>Project Name</u>	<u>Reg Date</u>	<u>Project Name</u>	<u>Reg Date</u>
1040 KINAU	05/30/97	1111 WILDER	05/30/97
1145 DAVENPORT	07/14/97	1330 WILDER	05/30/97
1425 PUNAHOU	05/30/97	1515 PELE STREET	05/29/97
1635 YOUNG	06/12/97	1833 ANAPUNI	07/16/97
2024 WAIOLA	06/12/97	2233 ALA WAI	05/29/97
2465 KUHIO AT WAIKIKI	07/07/97	270 ULULANI CONDOMINIUM	05/15/97
3388 SALT LAKE	06/12/97	417 NAMAHANA	05/30/97
441 LEWERS (PACIFIC PALM	05/30/97	804 GREEN	05/29/97
965 PROSPECT	07/22/97	ADMIRAL THOMAS	05/20/97
ALA KA LA	05/29/97	ALA WAI COVE	05/29/97
ALA WAI EAST	05/15/97	ALA WAI PALMS	07/11/97
ALEO HALE	05/30/97	ALEXANDER ARMS	07/07/97
ALEXANDER GARDENS	05/30/97	ALEXANDER TOWERS	05/30/97
ALEXANDER, THE	05/30/97	ALOHALANI TROPICANA	05/30/97
ANAPUNI MANOR	05/29/97	BALI HAI VILLAS	07/24/97
BANYAN COVE	05/13/97	BANYAN HARBOR	05/29/97
BAY VISTA APARTMENTS	05/13/97	BEAUMONT WOODS TERRACE	07/14/97
BEL-AIR PLAZA, THE	05/29/97	BEL-AIRE, THE	07/16/97
BELVEDERE, THE	05/30/97	BERETANIA/PENSACOLA	05/29/97
BISHOP GARDENS	05/30/97	BOULEVARD TOWER	05/30/97
CANDLEWOOD, THE	07/14/97	CATHEDRAL POINT	07/11/97
CENTURY PARK PLAZA	07/11/97	CHANDELIER, THE	05/29/97
CHANNEL HOUSE	05/30/97	CITRON VILLA	07/22/97
CLIFFSIDE VILL @ WAIPIO	07/11/97	CLUB VIEW GARDENS III	07/07/97
COLONY BEACH	05/29/97	COLONY MARINA	05/29/97
COUNTRY CLUB PLAZA, THE	07/21/97	CRATER VALLEY	07/24/97
CROWN KINAU	05/29/97	CROWNE AT WAILUNA, PH I	07/11/97
CRYSTAL PARK	05/29/97	DIAMOND HEAD PLAZA	05/30/97
DIAMOND HEAD SANDS	07/24/97	DYNASTY TOWER	05/30/97
EAST LAKE APARTMENTS	05/29/97	EMERSON PLAZA	05/29/97
EVERGREEN TERRACE	07/07/97	EWA APARTMENTS	05/30/97
FAIRWAY GARDENS	07/22/97	FAIRWAY HOUSE	05/29/97
FAIRWAY TERRACE	07/07/97	FERN TERRACE	06/12/97
GATEWAY PENINSULA	05/30/97	GRAND CHAMP VILLAS I	05/21/97
GREENWAY, THE	05/29/97	GREENWOOD, THE	07/11/97
HALE HANA	05/30/97	HALE HOALOHA	05/30/97
HALE MAHIAI	05/29/97	HALE MANOA	05/30/97
HALE MOI	07/07/97	HALE O KALANI TOWERS, TH	07/07/97
HALE OLA	05/30/97	HALE ONO LOA	07/02/97
HALE ROYALE	05/19/97	HALE UMI	07/11/97
HALE WALINA	05/29/97	HANALEI BAY VILLAS	06/30/97
HARBOR VIEW PLAZA	05/29/97	HARBOUR RIDGE	05/30/97

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HASSINGER, THE	06/12/97	HAUSTEN, THE	07/07/97
HAWAII BUSINESS PARK	06/30/97	HAWAIIAN COLONY	07/07/97
HAWAIIAN KING	07/24/97	HEIGHTS AT WAILUNA, THE	05/30/97
HERITAGE HOUSE HAWAII-KA	05/29/97	HIGHLANDER, THE	05/30/97
HILLSIDE TERRACE I	07/07/97	HILLSIDE TERRACE II	05/30/97
HILLSIDE TERRACE III	05/30/97	HILO TERRACE	07/03/97
HOLIDAY GARDENS	05/30/97	HOLIDAY LAKEVIEW	05/30/97
HOLIDAY VILLAGE	05/30/97	HOLUALOA GARDENS	05/29/97
HONOLULU TOWER	07/24/97	HONUAKAHA	05/30/97
IAO PARKSIDE	06/30/97	ILANIWAI	05/30/97
ILIMA GARDENS	05/30/97	ILIMA WEST APARTMENTS	07/11/97
IMPERIAL PLAZA, THE	05/30/97	IOLANI PALMS	05/29/97
KAHA LANI	06/04/97	KAHALA AT POIPU KAI I	07/07/97
KAHANA REEF	07/14/97	KAHANA VILLAGE	05/30/97
KAHE KAI	05/29/97	KAI NANI	05/30/97
KAIMANA LANAIS	07/22/97	KAIMUKI BUSINESS PLAZA	05/30/97
KAIMUKI PARKSIDE	06/12/97	KAIMUKIAN	05/27/97
KALAMA TERRACE APARTMENT	05/19/97	KALANI IKI ESTATE	07/15/97
KALAPAKI VILLAS	07/11/97	KALEIALOHA	05/19/97
KAMAHANA	07/22/97	KAMAOLE ONE	05/30/97
KAMAOLE SANDS	06/23/97	KAMEHAMEHA GARDENS	07/14/97
KANA'I A NALU	07/11/97	KAPALAMA GARDENS	07/14/97
KAPILI BUSINESS CENTER	05/15/97	KAPIOLANI TOWERS	07/21/97
KAPIOLANI TOWNHOUSE	07/24/97	KAUAI BEACH VILLAS	06/04/97
KAUHALE BEACH COVE	05/30/97	KAWAIHAE CRESCENT EAST	05/30/97
KEKUILANI VILLAS	07/11/97	KEONI ANA	07/10/97
KIHEI KAI	05/21/97	KIHEI PARKSHORE	07/16/97
KIHEI SURFSIDE	07/22/97	KILEA GARDENS	05/28/97
KOA RESORT	07/11/97	KOKEA GARDENS	05/30/97
KOKO HEAD VILLA	07/14/97	KONA BALI KAI	05/30/97
KONA BY THE SEA	06/04/97	KONA NALU	06/02/97
KONA PACIFIC, THE	06/02/97	KONA REEF	06/25/97
KONA SUNSET VILLAS	06/02/97	KONA WEST	05/29/97
KONANE KAI	06/02/97	KU'ULAKO - PHASE 1	07/18/97
KUAHELANI APARTMENTS	07/14/97	KUAHINE, THE	05/30/97
KUAKINI MEDICAL PLAZA	07/01/97	KUANI HILLSIDE	07/08/97
KUILEI GARDENS	05/30/97	KULANA KNOLLS	07/11/97
KUNAWAI TERRACE	06/30/97	KUNIA GARDENS	05/30/97
KUNIA TERRACE	07/21/97	LAHAINA RESIDENTIAL	05/29/97
LAKEVIEW ROYAL	05/30/97	LAKEVIEW SANDS	05/29/97
LAULOA MAALAEA	05/30/97	LAWAI BEACH RESORT	07/22/97
LEHUA HALE	05/30/97	LEHUA MANOR	05/30/97
LIHOLIHO TOWNHOUSE, THE	06/12/97	LILIHA SQUARE	07/22/97
LILIKOI, THE	05/30/97	LILIPUNA CONDOMINIUM	07/18/97
LILIUOKALANI PLAZA	07/14/97	LUALUALEI INCREMENT I	05/30/97
LUANA KAI	07/15/97	LUANA-PALEKA COTTAGE	07/18/97
LUKEPANE GARDENS	06/26/97	LUKEPANE HALE	06/02/97
MAALAEA KAI	05/19/97	MAALAEA MERMAID	05/30/97
MAALAEA SURF	05/30/97	MAI HALE	07/07/97
MAKAHA SHORES	05/29/97	MAKAHA VALLEY PLANTATION	06/16/97
MAKAHA VALLEY TOWERS	07/07/97	MAKAHA VILLAGE	05/30/97
MAKAHUENA, THE	06/02/97	MAKAKILO HALE I	07/11/97
MAKANI SANDS	05/20/97	MAKAUA VILLAGE	05/30/97
MAKIKI APARTMENTS	07/22/97	MAKIKI BEL AIRE	06/02/97
MAKIKI CLIFFS	05/30/97	MAKIKI COLONY	05/29/97
MAKIKI HOLIDAY	05/30/97	MAKIKI KAI	05/30/97
MAKIKI PARK PLACE	05/29/97	MAKIKI TOWERS	07/08/97
MAKIKI VISTA	05/27/97	MAKIKI WEST	05/30/97
MANA KAI MAUI	05/30/97	MANOA ESTATES	05/29/97
MANOA VILLAGE	05/29/97	MARINA PALMS	05/29/97
MAUI BANYAN	05/30/97	MAUI GARDENS	05/19/97

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MAUI PARKSHORE	05/30/97	MILILANI TERRACE	05/29/97
MOANALUA ESTATES	06/02/97	MOANALUA VILLAGE	05/19/97
MOKULEIA SURF	05/29/97	MONTE VISTA CONDOMINIUM	06/25/97
NA PALI GARDENS	06/02/97	NANI KAI HALE	05/30/97
NAPILI SUNSET	07/07/97	NEHOA PARK ESTATES	07/14/97
NIHI KAI VILLAS	05/29/97	NORTHBROOK-MELEMANU WOOD	05/30/97
NUUANU STREAMSIDE-PH II	05/30/97	NUUANU TOWERS	05/30/97
OAHU SURF II	05/29/97	OCEAN VIEW	05/30/97
OCEAN VISTA	06/12/97	OCEANSIDE MANOR	05/30/97
ODE HACIENDA	05/30/97	OLU HALE KANOA	06/02/97
PACIFIC GARDENS I	07/21/97	PACIFIC HEIGHTS PARK PLA	05/30/97
PACIFIC MANOR	06/02/97	PACIFIC VILLAGE ANNEX	07/10/97
PALEHUA HILLSIDE	07/22/97	PALEHUA TOWNHOUSES	07/22/97
PALI KE KUA	05/29/97	PALM GROVE	06/02/97
PALMS AT WAILEA-PHASE II	07/07/97	PARK TOWER, THE	07/03/97
PARKSIDE TOWER	07/01/97	PARKWAY, PHASE A	05/29/97
PAUAHI GARDENS	05/30/97	PEARL HORIZONS	05/27/97
PEARL INDUSTRIAL CONDO	06/02/97	PENSACOLA VISTA	05/30/97
PIIKOI ATRIUM, THE	05/29/97	PIIKOI VILLA	05/30/97
PIKAKE MANOR	05/30/97	PIKAKE, THE	07/02/97
PINES AT KAILUA-KONA I	05/30/97	PIRES PLACE	07/07/97
PLANTATION VIEW HALE	06/25/97	PLEASANTON, THE	05/29/97
PLUMERIA HALE	05/30/97	POHA KEA PT III, INCR 1	05/30/97
POINCIANA MANOR	05/30/97	POIPU CRATER	05/29/97
POIPU KAPILI	06/06/97	POKAI BAY BEACH CABANAS	05/30/97
POLYNESIAN SUNSET I	07/14/97	PRINCESS KEALOHA	05/30/97
PRINCEVILLE SEALODGE	05/29/97	PU'U PO'A	05/29/97
PUAMANA	05/30/97	PUNA II	05/28/97
PUNA POINT	05/28/97	PUNAHOA BEACH APARTMENTS	07/22/97
PUNAHOU MANOR	05/29/97	PUNAHOU PARK PLACE	05/29/97
PUNAHOU VISTA APARTMENTS	05/30/97	PUNAHOU-WILDER CONDO	05/30/97
PUU ALII COMMUNITY ASSN	05/29/97	PUU ALII-PHASE 1	05/29/97
PUU ALII-PHASE II	05/29/97	PUUEO VILLA	07/10/97
PUUHALE GARDENS	05/30/97	PUUONE TERRACE	05/20/97
PUUONE TOWERS & PLAZA	05/30/97	RAINBOW PLACE	05/30/97
RAINBOW TERRACE	07/14/97	REGENCY AT KAHALA, THE	05/28/97
REGENCY PARK	05/30/97	RESIDENCE AT PUNAHOU, TH	05/30/97
RIDGEWAY-UNIT C	05/29/97	RIDGEWAY-UNIT D, THE	05/29/97
ROSE AT LUSITANA	07/14/97	ROYAL KUHIO	06/25/97
ROYAL QUEEN EMMA	05/29/97	ROYAL VISTA	05/30/97
RYCROFT MANOR	05/30/97	SAKURA	07/22/97
SCANDIA TOWERS	05/28/97	SEASIDE SUITES	05/30/97
SHANGRI-LA	05/29/97	SHEARWATER, THE	07/07/97
SHORES AT WAIKOLOA BEACH	06/04/97	SHORES OF MAUI, THE	05/29/97
SIERRA GARDENS	05/29/97	SIXTEEN REGENTS	05/29/97
SKY TOWER APARTMENTS	05/29/97	SOVEREIGN, THE	05/30/97
SPENCER TERRACE	05/30/97	SPRUCE RIDGE VILLAS	05/29/97
SUGAR BEACH RESORT	05/30/97	SUMMER VILLA, THE	05/30/97
SUN RISE	05/29/97	SUNSET TOWERS	06/30/97
SURFVIEW, THE	05/30/97	TAN APARTMENTS	04/30/97
TERRACE APARTMENTS	05/30/97	TERRACE TOWERS	05/29/97
TERRAZA	05/29/97	THE LOFTS BY GENTRY, PH	07/15/97
THREE REGENTS	05/29/97	TOP OF THE HILL	05/30/97
TRADEWINDS PLAZA	05/30/97	UNION PLAZA	05/29/97
UNIVERSITY COURT	05/30/97	UNIVERSITY TOWERS	05/30/97
VARSITY VILLA	07/14/97	VILLA MARINA	05/29/97
VILLAGE MALUHIA, THE	05/29/97	VILLAGE WEST PHASE 1	05/29/97
VILLAS AT MAUNA KEA, THE	06/02/97	VISTA WAIKOLOA	07/02/97
WAIU GARDENS KAI A	07/14/97	WAIKIKI BEACH TOWER	06/04/97
WAIKIKI COVE	05/30/97	WAIKIKI SKYLINER, THE	05/29/97
WAIKIKI SKYTOWER	05/29/97	WAILEA POINT VILLAGE I	07/07/97

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WAILUKU EXECUTIVE CTR	07/10/97	WAILUKU MANOR	05/30/97
WAILUKU PARK TOWNHOUSES	05/30/97	WAILUNA	05/29/97
WAIPAHU COMMERCIAL CTR	06/30/97	WAIPIO GARDENS APARTMENT	05/30/97
WAIPOLANI	05/29/97	WAIPUNA CONDOMINIUM, THE	05/30/97
WARD LANAI, THE	05/29/97	WEST MOLOKAI RESORT COND	07/01/97
WILDER TERRACE	05/30/97	WILOLA APARTMENTS	05/29/97
WINDSURFER, THE	05/30/97	WINDWARD ESTATES	07/10/97
WINDWARD PASSAGE, THE	05/30/97	WOODLANDS, THE	05/30/97

No. of projects: 344 Total units: 24,741

### **Request for Informal Opinion, Poipu Point Association of Owners**

Condominium Specialist Chun-Hoon stated that Aston Property Management, as managing agent for the Poipu Point Association of Apartment Owners, was required to register under Section 514A-95.1, HRS. It was represented that all of the intervals of the time share units have been conveyed to one unit. The deed and the time share disclosure statement says that all membership interests have been conveyed to the owners in the project. The developer maintains that all ownership rights were conveyed. Recordation has been completed at the Bureau of Conveyances. It has been one year since the recordation of the last unit.

Upon a motion by Commissioner Lindemann, seconded by Commissioner Imamura, it was voted on and unanimously carried to recommend approval of an informal, non-binding opinion requiring the managing agent for the Poipu Point Association of Owners to register the unorganized association of apartment owners pursuant to §514A-95.1(2), HRS, in that, one year has past since the recordation of the purchase of the first apartment (all intervals comprising one time share unit in the Poipu Point Condominium Project has been recorded) and the association has not had its first meeting.

### **AOAO Report**

There are 601 associations that are currently registered out of a total of 1,313 applications.

### **Mediation and Arbitration**

The quarterly report of condominium mediations and public education conducted by the Neighborhood Justice Center was distributed and receipt of the report was acknowledged.

### **Community Management (July/August 1997)**

A copy of an article entitled, "FEMA Verifies Insurance Rating Criteria", was distributed to the Commissioners for their information.

### **CAI Law Reporter**

A copy of an article entitled, "Association's Application of Restrictive Covenant Deemed Unreasonable," which appeared in the July 1997 issue of the CAI Law Reporter was distributed to the Commissioners for their information.

### **Ledger Quarterly**

A copy of an article entitled, "Proactive Measures Safeguard Association Assets", which appeared in the Summer 1997 issue of the Ledger Quarterly was distributed to the Commissioners for their information.

Senior Condominium Specialist Yee reported that a number of the recommendations listed in the article have been inserted into the proposed rules.

Condominium Project  
 Registration, Public  
 Reports, and Limited-  
 Equity Housing  
 Cooperatives:

**CPR Registration - Public Reports, Extensions Issued - July 1997**

Upon a motion by Commissioner Lee, seconded by Commissioner Ohama, it was voted on and unanimously carried to recommend approval to ratify issuance of the effective dates for the public reports and extensions for the month of July, 1997, as follows:

<u>Reg. No.</u>	<u>Project Name</u>	<u>County/ TMK</u>	<u>Type of Report</u>	<u>Effective Date</u>
1991	<b>The Palms at Wailea</b>	Maui (2)2-1- 08:82	2d Supplementary*	7/1/97
3721	<b>Kehaulani Acres</b>	Hawaii (3)8-2- 1:143	Final	7/2/97
3732	<b>Waikoeke Lot 7 Condominium Project</b>	Hawaii (3)4-7- 07:15 (por)	Final	"
3748	<b>Olanani</b>	Honolulu (1)4-5- 38:15	Preliminary	"
3724	<b>The Tropics at Waikele Phase 3</b>	Honolulu (1)9-4- 07:89 (por)	Final	7/3/97
3766	<b>Alii Cove, Phase 5</b>	Honolulu (1)9-1- 102:06 (por)	Preliminary	"
3767	<b>Alii Cove, Phase 6</b>	Honolulu (1)9-1- 102:06 (por)	Preliminary	"
2395	<b>Waikiki Landmark</b>	Honolulu (1)2-6- 14:39 41,43,44,49 50,52,53,54 55,56 & 59	3rd Supplementary*	7/7/97
3519	<b>Ka Manu</b>	Hawaii (3)7-3- 46:77	Supplementary*	7/10/97
3726	<b>Punahele Professional Building</b>	Hawaii (3)2-3- 35:16	Preliminary	"

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2372	<b>The Greens at Waikoloa</b>	Hawaii(3)6-8-03:12	5th Supplementary	7/17/97
3750	<b>5221 Kuaiwi Place</b>	Honolulu (1)3-5-73:41	Final	"
3751	<b>5225 Kuaiwi Place</b>	Honolulu (1)3-5-73:42	Final	"
3752	<b>5231 Kuaiwi Place</b>	Honolulu (1)3-5-73:43	Final	7/17/97
3760	<b>Kaloko Kai 3-D</b>	Hawaii (3)7-3-24:107	Final	"
3761	<b>Elemakule</b>	Hawaii (3)8-2-11:25	Final	7/18/97
3344	<b>Piikoi Hale</b>	Honolulu (1)2-4-19:19	2d Supplementary*	"
3481	<b>Kaioli Condominium</b>	Kauai (4)2-5-03:35	2nd Supplementary*	7/24/97
3764	<b>Millyard Professional Suites</b>	Maui (2)3-4-20:67	Preliminary	"
3771	<b>1817 &amp; 1817A Palolo Avenue</b>	Honolulu (1)3-3-34:27	Final	7/31/97

Preliminary Reports: 5  
 Final Reports: 9  
 Supplementary Reports: 6(\*5 Administrative Review)

TOTAL: 20

**Act 135, SLH 1997 - Proof of Publication of Owner-Occupant Announcement**

Pursuant to Act 135, SLH 1997, the Commission will no longer be reviewing the owner-occupant notices. The developer must now file proof of publication within thirty days of the issuance of an effective date of the first public report. The law now provides that the penalty for non-compliance is a civil penalty or a misdemeanor criminal penalty for false statement. The Commission can investigate and enjoin the developer. The Commission's past practice was to order them to stop all sales and to refund the moneys collected. The law now requires that the notice be published twice instead of four times, once in each of two successive weeks. The rules states that the publication must be made four times.

Upon a motion by Commissioner Lee, seconded by Commissioner Aki, it was voted on and unanimously carried to recommend approval to accept as proof of publication of the owner-occupant announcement, pursuant to Act 135, SLH 1997, a statement that publication was made in conformity with §514A-102, HRS as amended by Act 135, SLH 1997; and that a memorandum from the Real Estate Commission to condominium project developers and their agents be issued announcing the new procedure and that the Real Estate Commission will no longer be accepting or reviewing any proposed owner-occupant announcements.

Program of Work,  
FY98:

#### **Interactive Participation with Organizations**

Upon a motion by Commissioner Lee, seconded by Commissioner Aki, it was voted on and unanimously carried to recommend approval that Commissioner Lee attend the CAI Annual Conference, October 23 - 24, 1997, in Ft. Lauderdale, Florida and that the travel shall be funded by the Condominium Management Education Fund.

Commissioner Lee is a member of the National CAI Foundation board and CAI's Public Affairs Committee.

#### **Condominium Specialists Office of the Day**

Report on Kauai Specialists' Office of the Day - Condominium Specialist Chun-Hoon's report on the Condominium Specialist's Office of the Day, which was held in Lihue, Kauai, on July 25, 1997, was distributed to the Commissioners for their information. Ms. Chun-Hoon recommended that staff set aside time to meet with the neighbor island RICO investigators to discuss their pending condominium-related concerns.

The next Specialists' of the Day will be held in Hilo, Hawaii on August 21, 1997 and in Kona, Hawaii, on August 22, 1997.

#### **Neighbor Island Outreach**

The next neighbor island outreach is scheduled for October 8, 1997, at the Aston Wailea Resort, in Wailea, Maui. The Condominium Review Committee meeting will convene at 1:30 p.m.

Next Meeting: Monday, September 15, 1997  
1:30 p.m.  
Kapuaiwa Room  
HRH Princess Victoria Kamamalu Building  
1010 Richards Street, Second Floor  
Honolulu, Hawaii

Adjournment: With no further business to discuss, the Chair adjourned the meeting at 2:14 p.m.

Respectfully submitted:

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Cynthia M. L. Yee  
Senior Condominium Specialist

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Date

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- [     ]     Minutes approved as is.
- [     ]     Minutes approved with changes; see meeting of \_\_\_\_\_.