



Real Estate Branch

Aloha Condominium Owners and Other Interested Individuals,

The Hawai'i Real Estate Commission ("Commission") continues to greatly appreciate your desire to educate and inform yourselves regarding condominium matters. In this email, the Commission highlights the upcoming Condorama seminar, the latest Condominium Bulletin, upcoming educational courses, and a recent Hawaii Supreme Court decision on documents.

If you missed an email, all of the previously covered topics are available [here](#).

Condorama XV

The Commission will host Condorama XV, a **free** educational Webinar, presented by CAI Hawaii on **Saturday, November 15, 2025**, from 9:00 AM to 10:30 AM. Topics include:

- Do's & Don'ts of Construction Contracts
- Key Points on How Property, Directors, And Officers Claims Are Processed
- Why Boards Get Sued & Steps to Avoid Lawsuits

See the attached flyer for more information and forward the information to others who may be interested in the event. Please visit the [Condorama main page](#) for further information and materials. Registration is coming soon.

September 2025 Hawaii Condominium Bulletin

The latest Hawaii Condominium Bulletin has been published. This edition covers topics such as recently passed legislation, association fining policies, and inadequate reserve funding. As always, we've included mediation case summaries. A link to the latest PDF version of the Condominium Bulletin can be found [here](#).

Community Associations Institute Hawaii Chapter (CAI) - Educational Events

CAI Hawaii is an organization that serves the educational, business, and networking needs of associations, ranging from condominiums and cooperatives to planned community associations. The Condominium Education Trust Fund (CETF) partially subsidizes a select number of CAI Hawaii condominium educational events procured by the Commission for members of registered condominium associations. These educational events are open to anyone who wishes to attend, including directors, owners, property managers, attorneys, and the general public. Please contact CAI Hawaii for attendance fees.

CAI Hawaii has an upcoming in-person educational event, “EV, Fires, and Sprinklers” on **Thursday, October 23, 2025**, from 12:00 PM to 1:30 PM at the [Japanese Cultural Center](#). Visit CAI Hawaii’s website and contact them for registration [here](#). Please note that CAI Hawaii may update the schedule and contents of their educational events and introduce new events.

Hawaii Council of Community Associations (HCCA) – Educational Events

HCCA is a nonprofit that has provided educational and legislative efforts on behalf of condominiums, cooperative housing, and planned community associations since October 1975. The Commission does not endorse the views or activities of HCCA and has not procured any contracts with HCCA. The Commission is merely informing interested parties of their events. Please see their website at <http://hawaiicouncil.org/> for more information.

HCCA has an upcoming in-person educational event, “**The Power of Words & Actions = D&O Claims**” on **Thursday, November 20, 2025**, from 12:00 PM to 1:30 PM. This event will be held in-person at the [Oahu Country Club](#). This event may be sold out, but the Commission encourages condominium owners to visit [HCCA’s website](#) for new events. Please note that HCCA may update the schedule and contents of their educational events and introduce new events.

Community Council of Maui (CCM) – Educational Event

CCM is a nonprofit, originally formed in 1991, dedicated to providing Maui’s community associations with opportunities for networking, education, and advocacy. They hold six educational seminars annually regarding community association issues. The Commission does not endorse the views or activities of CCM and has not procured any contracts with CCM. The Commission is merely informing interested parties of their events. Please see their website at <https://ccmmaui.com> for more information.

CCM has an upcoming in-person educational event, “**Structural Hazards**” on **Friday, October 10, 2025**, from 9:00 AM to 1:00 PM, at the [King Kamehameha Golf Course Clubhouse](#). CCM will also be hosting its **Annual Tradeshow on November 21, 2025**. Visit CCM’s website and contact them for registration [here](#). Please note that CCM may update the schedule and contents of their educational events and introduce new events.

Supreme Court Case Regarding Documents – Frederick T. Caven, Jr vs Certified Management, Inc. Associa Hawaii ([SCWC-19-0000047](#))

This case stems from a condominium owner, Frederick T. Caven Jr, bringing an action against the association’s managing agent over fees related to Project Information Form RR105c (“Form RR105c”) and a Statement of Account (“SOA”). These documents were involved with the closing on the sale of his unit. Caven, Jr filed a suit arguing that Associa unlawfully charged unit owners unreasonable and excessive fees for the documents that it, as the managing agent of the association, was required to maintain pursuant to chapter 514B, Hawai‘i Revised Statutes (“HRS”). Associa countered with claims that Form RR105c and the SOA were not subject to chapter 514B, HRS, that the no charge for electronic download clause of §514B-154.5(e), HRS, was only relevant to associations, and thus did not apply to managing agents.

The Supreme Court of Hawai‘i, on September 5th, 2025, concluded that “Associa had a duty, pursuant to HRS §§ 514B-152 and -154.5 to make the Project Information Form RR105c and the Statement of Account for the Regency at Poipu Kai Association of Apartment Owners available to Caven, regardless of whether they are regularly maintained by the association or the managing agent. We further conclude that where a managing agent makes such documents available for download through an internet site, they must do so at no cost to the unit owner or the owner’s authorized agent.”

Associations, owners, and managing agents should review this Supreme Court decision when handling document requests moving forward.

If you found any of this information helpful, please spread the word and invite other interested parties to subscribe to the email list [here](#). Also, please visit our website at <http://www.hawaii.gov/hirec> for assistance in answering any questions concerning the Hawai'i Real Estate Branch and all licensing issues.

If there are any further questions, please contact our office at (808) 586-2643, between the hours of 7:45 a.m. and 4:30 p.m., Hawaiian Standard Time.

This information has been provided to you pursuant to §16-201-92, Hawaii Administrative Rules. The information provided herein is for informational and for educational purposes and is informal and non-binding on the Commission and the Department of Commerce and Consumer Affairs.



Hawaii Real Estate Commission

CONDORAMA XV

PRESENTED BY CAI HAWAII

A **Free** Education Program for Condominium Owners

Topics Include: Do's & Don'ts of Construction Contracts

Key Points On How Property, Directors & Officers Claims Are Processed

Why Boards Get Sued & Steps To Avoid Lawsuits



**Saturday November 15, 2025
Program: 9:00 a.m. to 10:30 a.m.
Via Webinar**



Condorama XV will be conducted via Webinar, with the link to the webinar sent after online registration at www.caihawaii.org.

Visit www.cca.hawaii.gov/reb/condorama or scan the QR code for more information.

This webinar or educational presentation is entirely funded by funds from the Condominium Education Trust Fund (CETF), Real Estate Commission, Professional and Vocational Licensing Division, Department of Commerce and Consumer Affairs, State of Hawaii for condominium unit owners whose associations are registered with the Real Estate Commission. Real Estate Commission may be reached at (808) 586-2644, 7:45 AM to 4:30 PM. If you need an auxiliary aid/service or other accommodation due to a disability, contact the senior condominium specialist at (808) 586-2644 or hirec@dcca.hawaii.gov as soon as possible, preferably within two (2) business days of the seminar. If a response is received after that date, we will try to obtain the auxiliary aid/services or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request this notice is available in alternative formats such as large print, Braille, or electronic copy.