

CONDOMINIUM PROPERTY REGIME TASK FORCE

Department of Commerce and Consumer Affairs

State of Hawaii

<https://cca.hawaii.gov/>

AGENDA

Date: October 27, 2023

Time: 2:00pm

In-Person Meeting Location: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, 1st Floor
Honolulu, Hawaii 96813

Agenda: The agenda was posted to the State electronic calendar as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

Virtual Participation: Virtual Videoconference Meeting – Zoom Webinar (use link below)

<https://dcca-hawaii-gov.zoom.us/j/83731133824>

Phone: +1 669 444 9171 US

Meeting ID: 837 3113 3824

If you wish to submit written testimony on any agenda item, please email your testimony to kladao@dcca.hawaii.gov or submit by hard copy mail to: Attn: Condominium Property Regime Task Force, 335 Merchant Street, Room 310, Honolulu, Hawaii 96813. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the task force members.

INTERNET ACCESS:

To view the meeting and provide live oral testimony during the meeting, please use the above link. You will be asked to enter your name in order to access the meeting as an attendee. The Task Force requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., *****@***mail.com.

Your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom

screen to indicate that you wish to testify about that agenda item. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

PHONE ACCESS:

If you cannot get internet access, you may get audio-only access by calling the Zoom Phone Number listed at the top on the agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of the agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. So, please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering "*" and then "9" on your phone's keypad. After entering "*" and then "9", a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing "*" and then "6" on your phone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter "*" and then "6" again to mute yourself.

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to five minutes of testimony per agenda item

If connection to the meeting is lost for more than 30 minutes, the meeting will be continued on a specified date and time.

Instructions to attend State of Hawaii virtual board meetings may be found online at <https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>

The Task Force may move into Executive Session to consult with the Task Force's attorney on questions and issues pertaining to the Task Force's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

1. Call to Order
2. Old Business
 - a. Review of Final Report to the Legislature
Recodification of Chapter 514A, Hawaii Revised Statutes

(Condominium Property Regimes) In Response to Act 213,
Section 4 (SLH 2000) December 31, 2003
(<https://cca.hawaii.gov/reb/files/2022/06/2003-recod-report.pdf>)

- i. "As a consumer protection law, the primary purpose of Hawaii's condominium property regimes law is to make sure that buyers can know what they are buying." P.14
 - ii. Blue Ribbon Recodification Advisory Committee. P.72
 - iii. Selected excerpts.
- b. DCCA overview of past and current ADR processes.
 - c. Discussion of on what basis government should take action on behalf of one party to a private condominium dispute.

3. New Business

- a. Barriers to mediation access. Proposal to waive fee for low-income unit owners.
- b. Examination and evaluation of issues regarding condominiums affected by Maui wildfire. Proposal to: 1) simplify obtaining approval of amendments by mortgagees; 2) allow judicial excusal of compliance for lender approval requirements; 3) revise requirements to remove a condominium from Chapter 514B; and 4) prevent price-gouging in an emergency.

4. Next Meeting: TBD

Virtual Videoconference Meeting – Zoom
Webinar

And

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5. Adjournment

If you need an auxiliary aid/service or other accommodation due to a disability, contact Kyle Ladao, Administrative Assistant, at (808) 586-3025 or at kladao@dcca.hawaii.gov, as soon as possible, preferably by October 25, 2023. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.