

GM538

Measure Title: Submitting for consideration and confirmation to the Real Estate Commission, Gubernatorial Nominee, NIKKI SENTER, for a term to expire 6-30-2015. (Term amended to 6-30-2014 by GM575)

Report Title: Real Estate Commission

Description:

Companion:

Package:

Current Referral: CPN



NEIL ABERCROMBIE
GOVERNOR

BRIAN SCHATZ
LT. GOVERNOR

STATE OF HAWAII
OFFICE OF THE DIRECTOR
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
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KEALI'I S. LOPEZ
DIRECTOR

EVERETT KANESHIGE
DEPUTY DIRECTOR

TO THE SENATE COMMITTEE ON
COMMERCE AND CONSUMER PROTECTION

TWENTY-SIXTH LEGISLATURE
Regular Session of 2011

Wednesday, March 30, 2011
9:00 a.m.

TESTIMONY ON GOVERNOR'S MESSAGE NO. 538

WRITTEN ONLY

TO THE HONORABLE ROSALYN H. BAKER, CHAIR, AND MEMBERS OF THE
COMMITTEE:

My name is Keali'i S. Lopez, and I am the Director of Commerce and Consumer Affairs ("DCCA" or the "Department"). The Department appreciates the opportunity to provide testimony on Governor's Message No. 538, regarding the appointment of Nikki Senter to the Real Estate Commission ("Commission"). The Department supports Ms. Senter's appointment and respectfully requests that the Committee recommend that the Senate advise and consent to her appointment to the Commission.

I have spoken with Ms. Senter regarding her candidacy for appointment to the Commission, and based on my discussion with Ms. Senter, I believe that she possesses the qualifications, background, and experiences to serve on the Commission, and to

contribute in a positive and constructive manner on matters that will come before the Commission.

Ms. Senter attended the University of Hawaii at Manoa where she was named the Most Outstanding Senior by the School of Travel Industry Management. After working in the travel industry, she returned to the William S. Richardson School of Law and received her Juris Doctor degree in 2001, where she was awarded the prestigious David L. Callies Real Property Award and Wallace S. Fujiyama scholarship.

Ms. Senter embarked on her law career with the law firm of Imanaka Kudo and Fujimoto upon graduation from the Richardson School and currently serves as the Senior Associate in the firm's real estate development and finance section. Her law practice focuses on real estate development projects ranging from residential, commercial and mixed-use subdivisions and condominiums to hotel-condominium property regimes and registrations. She is experienced in state and county land use and entitlement processes pertaining to condominium development, real estate transactions, and subdivisions along with creating and licensing real estate brokerage firms, principal brokers and real estate salespersons.

In addition to her law practice, Ms. Senter serves as a condominium consultant to the Real Estate Commission to advise the Commission on condominium registration matters including the evaluation and recommendation for approval or denial of numerous condominium developers' public reports. She also teaches Real Estate Law Core B classes for locally licensed real estate salespersons and brokers as a certified continuing education instructor. Notwithstanding her numerous professional commitments, Ms. Senter finds the time to contribute her exceptional talents to the

community through her involvement on a number of nonprofit boards such as the Junior Olympics.

Considering her extensive experience, I am confident that if given the opportunity, Ms. Senter will prove to be an asset to the State through her service on the Commission. I respectfully request that the Committee recommend that the Senate advise and consent to Ms. Senter's appointment.

Thank you for this opportunity to testify.

Insurance

Real Estate



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March 21, 2011

The Honorable Rosalyn H. Baker, Chair
The Honorable Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce & Consumer Protection

RE: GM538; Testimony in Support of Confirmation of Nikki T. Senter, Esq.,
Nominee for Real Estate Commission, March 30, 2011 at 9:00 a. m., Conference
Room 229

Aloha Ms. Baker and Members of the Committee:

It is with great pride and honor that I submit this letter in support of Ms. Senter as a nominee for the Real Estate Commission. Working with her on various condominium projects for about ten years and having her join the "team" of Condominium Consultants for the past three years has given me the opportunity to observe and communicate with her. Her experience and expertise in real estate law will be an essential addition to the Real Estate Commission, by participating and contributing toward the final draft of the Administrative Rules that will be applicable to Chapter 514B, Hawaii Revised Statutes.

As an active professional and participant in the real estate industry, Ms. Senter is the ideal person to serve as a commissioner. She has a positive attitude that creates an atmosphere of synergistic contributions by other consultants at our consultant and staff meetings. The Real Estate Branch staff and the current Real Estate Commission members hold her in the highest regard because she is a bright, energetic, dedicated and contributing consultant.

Your consideration and vote to confirm Ms. Senter's nomination will be favorable to the real estate industry and other related professions.

Respectfully submitted,


Lloyd K. Soderani
President



YOUR SATISFACTION IS OUR SUCCESS



**IMANAKA
KUDO &
FUJIMOTO**

A Limited Liability Law Company

Mitchell A. Imanaka
Benjamin A. Kudo
Wesley M. Fujimoto
Jon M.H. Pang
Richard T. Asato, Jr.
Naomi U. Kuwaye

Nikki T. Senter
Ryan E. Sanada
Nina L. Takamori
Owen T. Iida
Yuko Funaki

Of Counsel

R. Brian Tsujimura

Perfecto R. Yasay, Jr. *

* admitted to practice only in
New York and Philippines,
Former Chairman
Securities and Exchange
Commission, Republic of the
Philippines

Hon. Mario R. Ramil

Former Associate Justice
Hawaii Supreme Court

March 21, 2011

The Honorable Rosalyn H. Baker, Chair
The Honorable Brian T. Taniguchi, Vice Chair
Senate Committee on Commerce and Consumer Protection
State Capitol, Room 229
Honolulu, Hawaii 96813

Re: Testimony in Support of GM 538: Consideration and Confirmation to
the Real Estate Commission, Gubernatorial Nominee, NIKKI SENTER,
for a term to expire June 30, 2015

Chair Baker, Vice Chair Taniguchi, and members of the Senate Committee on
Commerce and Consumer Protection:

I am writing in support of the nomination of Nikki Senter to the Real
Estate Commission. I have known Nikki from her first days as an associate
with our law firm. I have seen her grow in the practice and as a mother of two
young children. I can attest to her character and responsibility as an attorney.
She is highly regarded by those in the office as our most senior associate. She
also is highly regarded by her clients in her real estate practice.

It is therefore my pleasure to support Nikki's nomination as it is a
further maturation of her skills as a real estate lawyer and professional, but also
demonstrates her commitment to "giving back" to the community in which she
lives. I urge the Committee's favorable consideration of this most worthy
candidate.

Sincerely,

IMANAKA KUDO & FUJIMOTO


R. Brian Tsujimura

RBT:ay

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Topa Financial Center
745 Fort Street • Suite 1500
Honolulu, Hawaii 96813

March 22, 2011

To: The Honorable Rosalyn H. Baker, Chair
The Honorable Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce and Consumer
Protection

From: Douglas A. Codiga, Esq.
Schlack Ito, LLC
745 Fort Street, Suite 1500
Honolulu, Hawaii 96813

Re: GM538; Testimony in **Support** of the Confirmation of Gubernatorial
Nominee, Nikki T. Senter, Esq. for Real Estate Commission
March 30, 2011 at 9:00 a.m., Conference Room: 229

Aloha Chair Baker, Vice Chair Taniguchi and Members of the Committee:

I am very pleased to submit this letter in support of the nomination of Nikki T. Senter, Esq. to sit on the Real Estate Commission. Ms. Senter has extensive experience with condominium property regime registrations, both as an attorney representing developers and as a condominium consultant to the Real Estate Commission. She also has an intimate understanding of Hawaii real estate salesperson and broker laws as a certified continuing education instructor. And as a former law student in a course I taught as an adjunct professor at the University of Hawaii law school, who excelled in the course, I can directly vouch for Ms. Senter's intellectual ability and talent for understanding and applying the law in a manner that is consistent with the highest ideals of the legal profession and government service.

For the reasons above, I respectfully urge your Committee's support to confirm Ms. Senter's seat on the Real Estate Commission. Thank you for your time and consideration.

Very truly yours,

Douglas A. Codiga

DAC:mpm

TESTIMONY OF
Len Fukushima, Financial Advisor, Merrill Lynch
1003 Bishop St., 28th Floor, Honolulu, HI 96813

TO THE SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION 2011

March 30, 2011 9:00 AM
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 538 RELATING TO GUBERNATORIAL
NOMINEE NIKKI SENTER FOR REAL ESTATE COMMISSION

Chair Baker, Vice Chair Taniguchi, and members of the Committee, thank you for the opportunity to voice my strong support to confirm Nikki Senter, Esq. to the Real Estate Commission.

I have had the pleasure to work with Ms. Senter and have known Ms. Senter for approximately 6 years. She has developed valuable expertise and demonstrated a high level of effectiveness in handling complex real estate matters over her 10 year career practicing real estate law here in Hawaii. She will contribute greatly to the Real Estate Commission because Ms. Senter possesses specialized knowledge of the condominium laws and particularly condo-hotel laws, the fastest growing segment of the Hawaii real estate industry. She has a great working relationship with many of the most respected real estate developers and sales people in the industry and is very familiar with the broker laws. Her professional acumen and relevant experience justifies a confirmation and seat on the Real Estate Commission.

In addition to her professional capabilities, Ms. Senter's youth, tact and ability to collaborate with a high level of diplomacy make her an essential and necessary voice representing the next generation of Hawaii's professionals in the real estate industry.

For the reasons above, I strongly support Ms. Senter's confirmation to sit on the Real Estate Commission.

MOTOOKA YAMAMOTO & REVERE

NA LAN
MILTON M. MOTOOKA
TODD R. MOULTON
CARLOS PEREZ-MESA
CHERRYLINA C. PIEDAD
TERRANCE M. REVERE
CAROL A. L. ROSENBERG
HWA KYUNG SONG
ANNA T. VALIENTE*
CLAY W. VALVERDE
MYLES T. YAMAMOTO
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March 18, 2011

To: The Honorable Rosalyn H. Baker, Chair
The Honorable Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce and Consumer
Protection

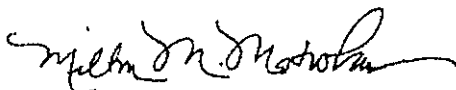
Re: GM538; Testimony in **Support** of the Confirmation of Gubernatorial
Nominee, Nikki T. Senter, Esq. for Real Estate Commission
March 30, 2011 at 9:00 a.m., Conference Room: 229

Aloha Chair Baker, Vice Chair Taniguchi and Members of the Committee:

I am very pleased to submit this letter in support of the nomination of Nikki T. Senter, Esq. to sit on the Real Estate Commission. Although I have only worked tangentially with Mrs. Senter on a few matters, I was immediately and indelibly impressed by her professionalism and competence. Although we were representing clients with adverse interests, Ms. Senter worked conscientiously to resolve conflicts to get things done. She exhibited a sense of fairness, which was instrumental in finalizing the cases. I represented community associations in both cases, and she represented the developer. Her experience as an attorney representing developers and as a condominium consultant to the Real Estate Commission were crucial to amicably resolving the disputes. She also has an intimate understanding of Hawaii real estate salesperson and broker laws as a certified continuing education instructor.

For the reasons above, I respectfully urge your Committee's support to confirm Ms. Senter's seat on the Real Estate Commission. Thank you for your time and consideration.

Sincerely,



Milton M. Motooka

KIEFER & GARNEAU LLC
A Limited Liability Law Company

Richard Kiefer

Greg Garneau

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Email: rickkiefer@hawaii.rr.com

March 22, 2011

The Honorable Rosalyn H. Baker, Chair
The Honorable Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce
and Consumer Protection

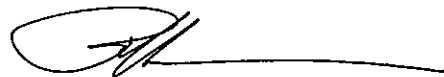
Re: GM538; Testimony in Support of the Confirmation of Gubernatorial
Nominee, Nikki T. Senter, Esq. for Real Estate Commission
March 30, 2011 at 9:00 a.m., Conference Room: 229

Dear Chair Baker, Vice Chair Taniguchi and Members of the Committee:

I have had the pleasure of knowing and working with Ms. Senter for several years, both as a lawyer and as a fellow consultant to the Real Estate Branch responsible for reviewing condominium registrations. She is smart, ethical and very capable. Nikki also is very knowledgeable about Hawaii's condominium law, which would make her a valuable addition to the Commission. For these reasons I support her nomination without hesitation.

Thank you for considering my testimony. Please do not hesitate to contact me if you have any questions.

Yours truly,



Richard Kiefer

RJK/jey

STELLMACHER & SADOYAMA, LTD.

Real Estate Appraisers, Arbitrators and Counselors/Feasibility and Market Analysis

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March 23, 2011

The Honorable Rosalyn H. Baker, Chair
The Honorable Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce and Consumer Protection

Regarding: GM538, Testimony in **Support** of the Confirmation of Gubernatorial Nominee,
Nikki T. Senter, Esq. for Real Estate Commission
March 30, 2011 at 9:00AM, Conference Room: 229

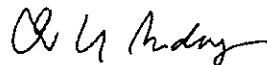
Dear Chair Baker, Vice Chair Taniguchi, & Members of the Committee:

Thank you for the opportunity to testify in **support** of the appointment of Nikki Senter, Esq. to the Real Estate Commission. I believe that she is an excellent choice and will serve the public well. She brings to the commission experience as a real estate commission condominium consultant, experience as a certified real estate continuing education instructor, and experience as an attorney specializing in real estate development and finance. Her technical knowledge and expertise in these various aspects of real estate activity will serve the commission well.

Although I am not familiar with Ms. Senter on a personal level, in all of my business dealings she has been honest, forthright, responsible, and hard working.

I strongly **support** confirmation of Ms. Senter's appointment to the Real Estate Commission.

Sincerely,



Wayne Y. Sadoyama
Vice President

BRYAN P. ANDAYA
931 University Ave. #202
Honolulu, Hawaii 96826
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bryan@hawaiianbarbecue.com

March 28, 2011

Re: Testimony in Strong Support of GM538 - CPN – 3/30/11 9:00 a.m. Rm 229

Chair Oshiro, Vice Chair Taniguchi, and Members of the Committee:

My name is Bryan P. Andaya, and I have worked with Ms. Nikki Senter in various capacities for over 10 years. I unqualifiedly and strongly support GM538 appointing Nikki to the Real Estate Commission.

I first met Nikki when she and I began practicing law at the firm of Dwyer, Imanaka, et al. We later joined the firm Imanaka, Kudo, & Fujimoto where I practiced until 2008. In all of my dealings and observations, I have witnessed Nikki as a quintessential professional adept in her field of work, passionate about the issues and clients she represents, and grasping the overall picture as well as details about Hawaii's real estate system.

What truly impressed me about Nikki, however, is her sense of fairness and even-handed demeanor. Nikki always examined all aspects of a problem, even while advocating for a particular position. She would also temper her advocacy with an accessible and personable demeanor that would set everyone at ease, even those on opposing sides. For this reason I considered Nikki not only a colleague, but a role model despite starting our careers at the same time.

Even after I stopped practicing law, I often consult with Nikki on various real estate matters involving L & L Franchise, where I am now Chief Operating Officer and responsible nearly 200 restaurants including 60 in Hawaii on all islands. I have also taken the role as Administrator of Eddie Flores's real estate continuing education school, a capacity that has allowed me to continue working directly with Nikki, where I brought her on as an instructor in 2006.

As Administrator, I review feedback from our students who licensed real estate agents about their continuing education experience. In six years and over 600 students that have taken her classes, I have yet to receive a negative comment about Nikki and have received countless compliments about her knowledge of real estate law and the real estate market, as well as her accessible and friendly demeanor as an instructor that really makes everyone feel at ease and eager to learn. By developing a solid reputation for her knowledge and teaching skill, she has brought credibility to our school and her profession.

For these reasons, I strongly support GM538 appointing Nikki as a member of the Real Estate Commission.

Very truly yours,
Bryan P. Andaya

TESTIMONY OF
Julienne Arigo

TO THE SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION 2011

March 30, 2011 9:00 AM
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 538 RELATING TO GUBERNATORIAL
NOMINEE NIKKI SENTER FOR REAL ESTATE COMMISSION

Chair Baker, Vice Chair Taniguchi, and members of the Committee, thank you for the opportunity to testify in support of the confirmation of Nikki Senter, Esq. to sit on the Real Estate Commission.

I had the opportunity to work with Ms. Senter at the Waikiki Parc Hotel during the period of June 1994 to July 1998 while she held the position of Sales Coordinator and have been personal friends with Ms. Senter even after her tenure at the Parc. As such, I have had the pleasure of knowing Ms. Senter a total of 17 years. I am sure her expertise in complex real estate matters in Hawaii, related primarily to condominiums, and her knowledge and experience with real estate sales persons and broker laws make her an ideal nomination for the Real Estate Commission.

Beyond her professional experience, Ms. Senter has the patience, drive, professionalism, attention to detail, fair reasoning and hard work ethic that will make her an asset to the Real Estate Commission and the State. Additionally, I am a firm believer that a leader need not only possess qualities that make for a good business person but must also possess good human relations skills that make an individual a quality human being. This is what I feel makes Ms. Senter an excellent candidate.

From all the years I have been fortunate to know Ms. Senter, I can honestly say that she is a devoted mother, wife and friend. She commits time and effort to nurture these relationships and still manages to juggle this with her successful career. As a mother, I am aware of her commitment to ensuring a good education for her children as well as her involvement in their extracurricular activities. As an example, she is a “cheerleader” for her daughter, Sydney, who has excelled in the sport of tumbling which she has achieved national recognition for. Being a proud mother, Nikki shares her daughter's accomplishments with her friends and won their support as Nikki rallied to raise funds in order to help her daughter and team get to the national competition. As a wife, Nikki supported her husband's educational efforts and career choices, sacrificing in her younger years to make a better life for themselves and family. Lastly, as a friend, she is one of those who never forgets to keep in touch. Nikki's supportive and sincere, caring nature makes her a loyal and trustworthy person.

For the reasons above, I strongly support Ms. Senter's confirmation to sit on the Real Estate Commission.

TESTIMONY OF
PAULA W. CHONG

TO THE SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION 2011

March 30, 2011 9:00 AM
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 538 RELATING TO GUBERNATORIAL
NOMINEE NIKKI T. SENTER FOR REAL ESTATE COMMISSION

Chair Baker, Vice Chair Taniguchi, and members of the Committee, thank you for the opportunity to testify in support of the confirmation of Nikki T. Senter, Esq. to sit on the Real Estate Commission.

I had the opportunity to work with Ms. Senter from October 2002 through February 2006 while employed as a Senior Attorney at Imanaka Kudo & Fujimoto. I left the firm in 2006 to work with Hawaiian Organics, LLC, a small Hawaii business that manufactures "Body Mint". Ms. Senter and I continue to be very good friends and often discuss matters that affect the business community in Hawaii.

Her expertise in complex real estate matters in Hawaii, primarily related to condominiums, and her knowledge and experience with real estate sales persons and broker laws make her an ideal nominee for the Real Estate Commission.

Beyond her professional experience, Ms. Senter brings a deep commitment to the people of Hawaii and an appreciation for the unique lifestyle we enjoy here. At the same time, she maintains an understanding of the need for prudent development along with the jobs and other economic opportunities they provide. She is professional,

ethical, attentive to detail, fair minded and hard working. I have every confidence that she will be an extraordinary asset to the Real Estate Commission and the State.

For the reasons above, I strongly **support** Ms. Senter's confirmation to sit on the Real Estate Commission.

Should you have any questions, please feel free to contact me at pchong@smellgoodies.com or 808-791-4343.

TESTIMONY OF
Rik Papa

TO THE SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION 2011

March 30, 2011 9:00 AM
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 538 RELATING TO GUBERNATORIAL
NOMINEE NIKKI SENTER FOR REAL ESTATE COMMISSION

Chair Baker, Vice Chair Taniguchi, and members of the Committee, thank you for the opportunity to testify in **support** of the confirmation of Nikki Senter, Esq. to sit on the Real Estate Commission.

I had the opportunity to work with Ms. Senter while working on the Hawaii Kai Peninsula condominium documents. I have known Ms. Senter for approximately eight (8) years. Her expertise in complex real estate matters in Hawaii, related primarily to condominiums, and her knowledge and experience with real estate sales persons and broker laws make her an ideal nomination for the Real Estate Commission.

Beyond her professional experience, Ms. Senter has the patience, professionalism, attention to detail, fair reasoning and hard work ethic that will make her an asset to the Real Estate Commission and the State.

For the reasons above, I strongly **support** Ms. Senter's confirmation to sit on the Real Estate Commission.

TESTIMONY OF
Stanford Carr

**TO THE SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION 2011**

March 30, 2011 9:00 AM
Conference Room 229

**TESTIMONY ON GOV. MSG. NO. 538 RELATING TO GUBERNATORIAL
NOMINEE NIKKI SENTER FOR REAL ESTATE COMMISSION**

Chair Baker, Vice Chair Taniguchi, and members of the Committee, thank you for the opportunity to testify in support of the confirmation of Nikki Senter, Esq. to sit on the Real Estate Commission.

I had the opportunity to work with Ms. Senter while working on the Hawaii Kai Peninsula condominium documents. The Peninsula Project which was a complicated 630 unit project of (5) distinct product types, community parks and recreation center. There was a multi level tiered structure of government. Ms Senter's professional experience will be a welcomed asset to the Real Estate Commission as she has had the experience of working on complicated condominium regimes as well as being mentored by Mitchell Imanaka a former RE Commissioner who has also represented SCD in various transactions over the last 19 years.

I have known Ms. Senter for approximately ten (10) years. Her expertise in complex real estate matters in Hawaii, related primarily to condominiums, and her knowledge and experience with real estate sales persons and broker laws make her an ideal nomination for the Real Estate Commission.

Beyond her professional experience, Ms. Senter has the patience, the professionalism, attention to detail, fair reasoning and work ethic that will make her an asset to the Real Estate Commission and the State.

For the reasons above, I strongly support Ms. Senter's confirmation to sit on the Real Estate Commission.

Mahalo
Stanford Carr

March 17, 2011

To: The Honorable Rosalyn H. Baker, Chair
The Honorable Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce and Consumer
Protection

From: Amy Takahashi, CPA, Esq.
Legacy Tax Group
1088 Bishop St. #508
Honolulu, HI 96813

Re: GM538; Testimony in Support of the Confirmation of Gubernatorial
Nominee, Nikki T. Senter, Esq. for Real Estate Commission
March 30, 2011 at 9:00 a.m., Conference Room: 229

Dear Chair Baker, Vice Chair Taniguchi and Members of the Committee:

I am very pleased to submit this letter in support of the nomination of Nikki T. Senter, Esq. to sit on the Real Estate Commission. I have known Ms. Senter for over 15 years and can attest to her good character and dedication to volunteer service. As an attorney, Ms. Senter also has extensive experience with real estate matters and has worked extensively with the various players including government, developers, real estate agents, and home owners. Ms. Senter would add a valuable and fair perspective to the issues brought before the Real Estate Commission.

For the reasons above, I respectfully urge your Committee's support to confirm Ms. Senter's seat on the Real Estate Commission. Thank you for your time and consideration.

Sincerely,



Amy Takahashi
(808)533-2272

TESTIMONY OF
JESSE K. SOUKI

TO THE SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION 2011

March 30, 2011 9:00 AM
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 538 RELATING TO GUBERNATORIAL
NOMINEE NIKKI SENTER FOR REAL ESTATE COMMISSION

Chair Baker, Vice Chair Taniguchi, and members of the Committee, thank you for the opportunity to testify in support of the confirmation of Nikki Senter, Esq. to sit on the Real Estate Commission.

I had the opportunity to work with Ms. Senter when I was a senior associate at the law firm of Imanaka, Kudo & Fujimoto. Ms. Senter is a consummate and knowledgeable attorney, who was one of the "go-to" people for questions about complex real estate matters related to condominium property regimes. Her colleagues and clients appreciated her patience, professionalism, attention to detail, and ability to work through complicated transactions.

I fully support Ms. Senter's confirmation, as she would be an asset to the Real Estate Commission and the State.

TESTIMONY OF
RICHARD T. ASATO, JR.

TO THE SENATE COMMITTEE ON COMMERCE AND CONSUMER PROTECTION
THE TWENTY-SIXTH LEGISLATURE
REGULAR SESSION 2011

March 30, 2011 9:00 AM
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 538 RELATING TO GUBERNATORIAL
NOMINEE NIKKI T. SENTER FOR REAL ESTATE COMMISSION

Chair Baker, Vice Chair Taniguchi, and members of the Committee, thank you for the opportunity to testify in **support** of the confirmation of Nikki Senter, Esq. to sit on the Real Estate Commission.

I have had the opportunity to work along side Ms. Senter since 2001 when she started practicing law. Her expertise in complex real estate matters in Hawaii, related primarily to condominium development, and her knowledge and experience with real estate sales persons and broker laws make her an ideal nominee to the Real Estate Commission.

Beyond her professional experience, if confirmed, I am confident that Ms. Senter will work tirelessly to discharge her duties on the Real Estate Commission and will exercise sound and fair judgment in all matters that are presented. Ms. Senter will definitely be an asset to the Real Estate Commission and to the State.

For the reasons above, I strongly **support** Ms. Senter's confirmation to sit on the Real Estate Commission.

Lorrin B. Hirano
235 Queen Street, 7th Floor
Honolulu, Hawai'i 96813
Phone: (808) 533-5842

March 22, 2011

The Honorable Rosalyn Baker, the Honorable Brian Taniguchi,
And Members of the Senate Committee on Commerce and
Consumer Protection
Conference Room 229
Hawai'i State Capitol
Honolulu, Hawai'i 96813

Re: Testimony on Governor's Message No. 538 Relating to Gubernatorial
Nominee Nikki Senter For Real Estate Commission
Hearing Date: March 30, 2011, 9:00 a.m.

Dear Chair Baker, Vice-Chair Taniguchi, and Members of the Committee:

For over the past eight years, I have had the pleasure of working with Ms. Senter in my capacity as Sr. Vice President and Legal Counsel for Title Guaranty of Hawaii, Inc. She has worked on substantial and often complicated real estate transactions involving condominiums, timeshare projects, housing projects, resort properties, and escrow situations. Her extensive experience and knowledge of the law in these areas, as well as her experience in dealing with real estate sales professionals and brokers, makes her an ideal candidate for the Real Estate Commission.

In addition to her experience and knowledge, Ms. Senter's demeanor and high ethical standards will serve the Real Estate Commission well. She is a hard worker, unafraid of tackling difficult problems, and she is always making sure that the result is meticulously correct and above board. I believe that her appointment will not only substantively benefit, but will also enhance the public's confidence in, the Commission.

I strongly **support** Ms. Senter's confirmation to the Real Estate Commission. Thank you for the opportunity to submit this testimony.

Sincerely,



Lorrin Hirano

March 28, 2011

To: The Honorable Rosalyn H. Baker, Chair
The Honorable Brian Taniguchi, Vice Chair
Members of the Senate Committee on Commerce and Consumer
Protection

From: Kenneth D. H. Chong
President, Pacific Realty Consultants, LLC
1021 Smith Street, Suite 225
Honolulu, HI 96817

Re: GM538; Testimony in **Support** of the Confirmation of Gubernatorial
Nominee, Nikki T. Senter, Esq. for Real Estate Commission
March 30, 2011 at 9:00 a.m., Conference Room: 229

Aloha Chair Baker, Vice Chair Taniguchi and Members of the Committee:

I am very pleased to submit this letter in support of the nomination of Nikki T. Senter, Esq. to sit on the Real Estate Commission. I have known her for about eight years, having worked with her on reviewing condominium documents submitted to the Commission by her firm as well as by others. We also share ideas, as fellow-instructors of real estate continuing education courses, on class materials and teaching techniques. She has extensive experience as an attorney representing developers and comprehensive knowledge of Hawaii real estate salesperson and broker laws. Patience, fairness and professionalism are some of her notable virtues.

For the reasons above, I respectfully urge your Committee's support to confirm Ms. Senter's seat on the Real Estate Commission. Thank you for your time and consideration.

NIKKI TOKIKO SENTER
98-1395 Kulawai Street - Aiea, Hawaii 96701
(808) 286-5801 (cell) or (808) 485-8455 (home)

March 21, 2011

VIA E-MAIL: baker1@capitol.hawaii.gov

Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair
Committee on Commerce and Consumer Protection
State of Hawaii
State Capitol
Honolulu, Hawaii 96813

**Re: Testimony of Qualifications for Gubernatorial Nominee for Real Estate Commission,
Nikki T. Senter, Esq.**

Dear Chair Baker, Vice Chair Taniguchi, and Members of the Committee:

It is an honor to be nominated by the Governor of the State of Hawaii to sit on the Real Estate Commission ("Commission").

I first appeared before the Commission in 2003 to request an informal nonbinding opinion for a client on a matter pertaining to interpretation of a provision under the former Hawaii Condominium Act, Hawaii Revised Statutes ("HRS"), Chapter 514A. I was impressed by the Commission members' knowledge, fairness and concern over the protection of Hawaii's consumers and have since held the Commission in high regard. The Commission members are also committed to clarifying and upholding HRS, Chapter 514A, Chapter 514B and Chapter 467 and their accompanying rules and regulations ("Condominium and Broker Laws") through issuing informal nonbinding opinions; drafting, amending and adopting rules and regulations to support the Condominium and Broker Laws; and enforcing penalties and remedies under the Condominium and Broker Laws. In addition, the Commission has fiscal and fiduciary responsibilities as the trustee of the real estate recovery fund.

Since my first experience with the Commission, I have wanted to be a part of performing these duties and playing a role in shaping and molding the Condominium and Broker Laws. I'm attracted to the opportunity to learn through the variety of cases and positions presented before the Commission. Finally, I believe that the Condominium and Broker Laws should constantly develop. This position would give me the venue to contribute innovative ideas to hopefully lead to its development.

Through my years of experience practicing predominantly in condominium development registrations under both HRS, Chapters 514A and 514B and in Hawaii real estate salesperson and broker licensing laws, I have become intimately familiar with the application of these laws and their accompanying rules and regulations to various factual situations. As a condominium consultant to the Commission, I advise the Commission on condominium registration matters, including the evaluation and recommendation for approval or denial of numerous condominium developers' public reports. I am also a certified continuing education instructor, which reflects my commitment to education of Hawaii's real

Senator Rosalyn H. Baker, Chair
Senator Brian T. Taniguchi, Vice Chair
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estate industry. These are some of the qualifications that support my nomination. My additional qualifications are noted on the attached resume and list of references, provided for your consideration.

In addition to the expertise noted above, I am a dedicated and hard worker and a team player, committed to improving our real estate industry in Hawaii. I am committed to doing my best if confirmed as a member of the Commission.

Thank you very much for your time and consideration of my candidacy.

Very truly yours,

A handwritten signature in black ink, appearing to read "Nikki T. Senter". The signature is written in a cursive, flowing style.

Nikki T. Senter

Attachments:

1. Resume
2. References