



DAVID Y. IGE  
GOVERNOR

JOSH GREEN  
LT. GOVERNOR

**STATE OF HAWAII  
OFFICE OF THE DIRECTOR  
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS**

335 MERCHANT STREET, ROOM 310

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cca.hawaii.gov

CATHERINE P. AWAKUNI COLÓN  
DIRECTOR

JO ANN M. UCHIDA TAKEUCHI  
DEPUTY DIRECTOR

**Testimony of the Department of Commerce and Consumer Affairs**

**Before the  
Senate Committee on Commerce, Consumer Protection, and Health  
Wednesday, March 4, 2020  
9:30 a.m.  
State Capitol, Conference Room 229**

**On the following measure:  
G.M. 543, SUBMITTING FOR CONSIDERATION AND CONFIRMATION  
TO THE REAL ESTATE COMMISSION,  
GUBERNATORIAL NOMINEE, NIKKI SENTER,  
FOR A TERM TO EXPIRE 06-30-2024**

Chair Baker and Members of the Committee:

My name is Catherine Awakuni Colón, and I am the Director of the Department of Commerce and Consumer Affairs (Department). The Department supports the confirmation of Ms. Nikki Senter's appointment to the Real Estate Commission (Commission) as a public member.

Ms. Senter has been practicing real estate law and development for 19 years. She is currently senior assistant general counsel in real estate for The Howard Hughes Corporation and play a key role in helping the corporation establish its Ward Village Plan. Previously, Ms. Senter was the president, founder, and owner of Senter Law LLLC and associate general counsel for Alexander & Baldwin, Inc.

Ms. Senter served two terms on the Commission from 2011 to 2018 and was chair during her second term. In addition to her prior service on the Commission, Ms.

Testimony of DCCA

G.M. 543

Page 2 of 2

Senter was a condominium consultant for the Commission. Her professional experience and noted history with the Commission is an invaluable asset to the Commission.

The Department believes that Ms. Senter's professional experience, continued desire to serve on the Commission, and commitment to actively participate in commission meetings will greatly enhance the Commission's effectiveness.

Thank you for the opportunity to testify on this measure.

**LATE**

**Testimony of the Real Estate Commission**

**Before the  
Senate Committee on Commerce, Consumer Protection, and Health  
Wednesday, March 4, 2020  
9:30 a.m.  
State Capitol, Conference Room 229**

**On the following measure:  
G.M. 543, SUBMITTING FOR CONSIDERATION AND CONFIRMATION  
TO THE REAL ESTATE COMMISSION,  
GUBERNATORIAL NOMINEE, NIKKI SENTER,  
FOR A TERM TO EXPIRE 06-30-2024**

Chair Baker and Members of the Committee:

My name is Neil Fujitani, and I am the Supervising Executive Officer of the Real Estate Commission (Commission). The Commission supports the confirmation of Ms. Nikki Senter's appointment to the Commission as a public member for the County of Honolulu.

Ms. Senter continues to demonstrate a commitment to public service, as reflected by her willingness to serve on the Commission from 2011 to 2018, and currently. During her previous tenure on the Commission, she was appointed as chairperson due to her outstanding contributions and participation in the work of the Commission. Ms. Senter understands the requirements and responsibilities of serving on the Commission, including: attending meetings regularly; preparing for discussion by reviewing meeting materials; and having a clear understanding of the Commission's laws and rules.

For these reasons, the Commission believes that Ms. Senter is an excellent candidate to serve on the Commission.

Thank you for the opportunity to testify on this measure.

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

SENATE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
REGULAR SESSION 2020

THE HONORABLE ROSALYN BAKER, CHAIR  
THE HONORABLE STANLEY CHANG, VICE CHAIR

GUBERNATORIAL NOMINEE NIKKI SENTER  
SUBMITTED FOR CONSIDERATION AND CONFIRMATION AS  
COMMISSIONER, REAL ESTATE COMMISSION

Testimony of Michele Sunahara Loudermilk

for

**Governor's Message 543**

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

I appreciate this opportunity to testify in support of the confirmation of Nikki Senter as a Commissioner of the Real Estate Commission. I served with Ms. Senter for a year on the Real Estate Commission when our terms overlapped, and she made valuable contributions and continued to do so through 2018, including serving as Chair for four years. I support Ms. Senter's confirmation because she has the background, the experience, and the temperament to suit the position of Commissioner of the Real Estate Commission.

Ms. Senter is familiar with the scope of the Real Estate Commission's responsibilities and its procedures, and has extensive expertise in Hawaii's condominium and real estate licensing laws. If confirmed, she would be able to easily assume her duties. I know Ms. Senter has a strong sense of integrity, and if confirmed she would serve the State of Hawaii well, keeping the consumer's interests at heart. I believe that Ms. Senter would be an asset and a credit to the Real Estate Commission, and I support her confirmation as a Commissioner without reservation. Thank you for this opportunity to testify.

Respectfully,



Michele Sunahara Loudermilk

TESTIMONY OF  
Alyson Nakamura

TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
REGULAR SESSION 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL  
NOMINEE NIKKI SENTER FOR THE REAL ESTATE COMMISSION

Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee, thank you for the opportunity to testify in support of the confirmation of Nikki Senter for the Real Estate Commission.

I had the opportunity to know Ms. Senter when we worked together in the law department of Alexander & Baldwin. Ms. Senter previously served on the Real Estate Commission from 2011 through 2018, including 4 years as Chair. With years of legal experience and knowledge in Hawaii condominium and Hawaii broker laws, she was a beneficial asset to the Commission. Her success as a Commissioner was also due to her high moral and ethical values and desire for consumer protection.

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

Thank you.

A handwritten signature in black ink, appearing to read "Alyson Nakamura". The signature is fluid and cursive, with a long horizontal flourish at the end.

TESTIMONY OF  
MILTON M. MOTOOKA, ESQ.

TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
REGULAR SESSION 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

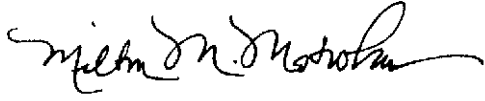
TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL  
NOMINEE NIKKI SENTER FOR THE REAL ESTATE COMMISSION

Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee, thank you for the opportunity to testify in **support** of the confirmation of Nikki Senter for the Real Estate Commission.

I had the opportunity to know Ms. Senter from since 2004. Ms. Senter previously served on the Real Estate Commission from 2011 through 2018, including 4 years as Chair. With years of legal experience and knowledge in Hawaii condominium and Hawaii broker laws, she was a beneficial asset to the Commission. When she was serving as Chair of the Real Estate Commission, I had the opportunity to work with her, as Chair of the Programs Committee for the Hawaii Chapter of Community Associations Institute, to provide educational programs for the condominium associations on behalf of the Real Estate Commission. I found her to be thorough and fair in all dealings with her and thought she represented the Real Estate Commission very professionally and effectively. Her success as a Commissioner was also due to her high moral and ethical values and desire for consumer protection.

I fully **support** Ms. Senter's confirmation, as she would continue to be an asset to the State as a Real Estate Commissioner.

Thank you.

A handwritten signature in black ink, appearing to read "Milton M. Motooka". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Milton M. Motooka

**GM-543**

Submitted on: 3/2/2020 2:46:17 PM

Testimony for CPH on 3/4/2020 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
matthew	Individual	Support	No

Comments:

Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee, thank you for the opportunity to testify in **support** of the confirmation of Nikki Senter for the Real Estate Commission.

I have known Ms. Senter for more than 20 years. During that time, I worked with her in the same law firm for 11 years and have had the opportunity to observe her development into an accomplished and respected real estate attorney. Ms. Senter previously served on the Real Estate Commission from 2011 through 2018, including 4 years as Chair. With years of legal experience and knowledge in Hawaii condominium and Hawaii broker laws, she was a beneficial asset to the Commission. Her success as a Commissioner was also due to her high moral and ethical values and desire for consumer protection.

I fully **support** Ms. Senter's confirmation, as she would continue to be an asset to the State as a Real Estate Commissioner.

Thank you.



TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
REGULAR SESSION 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

TESTIMONY ON **GOVERNOR'S MESSAGE NO. 543** RELATING TO  
GUBERNATORIAL NOMINEE NIKKI SENTER  
FOR THE REAL ESTATE COMMISSION

TESTIMONY OF NATALIE I. KIEHM

Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee,

Thank you for the opportunity to testify in support of the confirmation of Nikki Senter for the Real Estate Commission.

I had the opportunity to know Ms. Senter from working with her as a client while she served as counsel for residential condominium projects. Having known Ms. Senter when she previously served on the Real Estate Commission (from 2011 to 2018, including four years as Chair), Ms. Senter took a thoughtful and deliberate approach to the work of the Commission, using her expertise in combination with her high moral and ethical values and desire for strong consumer protections.

Ms. Senter's years of legal experience and knowledge in Hawaii real estate and condominium law will also be beneficial to the Commission and State of Hawaii as Hawaii struggles to deal with its affordable housing crises. Condominium housing, including for single family homes, is likely a part of the solution.

I fully support Ms. Senter's confirmation, as she would be an asset to the State as a Real Estate Commissioner. Thank you for the opportunity to provide testimony.

Respectfully,



Natalie I. Kiehm

**From:** [Matthew A. Cohen](#)  
**To:** [CPH Testimony](#)  
**Subject:** Testimony of Jon M. Pang, Esq. for Nikki Senter - Real Estate Commission (GM 543)  
**Date:** Monday, March 2, 2020 3:21:04 PM  
**Attachments:** [3287694\\_1\\_Testimony for Nikki Senter for REC.pdf](#)

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TESTIMONY OF JON M. H. PANG  
TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE (REGULAR SESSION 2020)

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL NOMINEE NIKKI SENTER  
FOR THE REAL ESTATE COMMISSION

Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee, thank you for the opportunity to testify in support of the confirmation of Nikki Senter for the Real Estate Commission.

I have known Ms. Senter for more than 20 years. During that time, I worked with her in the same law firm for 11 years and have had the opportunity to observe her development into an accomplished and respected real estate attorney. Ms. Senter previously served on the Real Estate Commission from 2011 through 2018, including 4 years as Chair. With years of legal experience and knowledge in Hawaii condominium and Hawaii broker laws, she was a beneficial asset to the Commission. Her success as a Commissioner was also due to her high moral and ethical values and desire for consumer protection.

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

Thank you.

Matthew A. Cohen on behalf of **Jon M. Pang. Esq.**  
Associate Attorney  
Case Lombardi & Pettit  
Pacific Guardian Center, Mauka Tower  
737 Bishop Street, Suite 2600 Honolulu, HI 96813  
p.(808) 547-5400 m. (808) 218-3000 f. (808) 523-1888  
mcohen@caselombardi.com

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TESTIMONY OF  
PAULI WONG, PCAM®, RS®

TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
REGULAR SESSION 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

**TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL  
NOMINEE NIKKI SENTER FOR THE REAL ESTATE COMMISSION**

Aloha Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee, Mahalo for this opportunity to testify in support of the confirmation of Nikki Senter for the Real Estate Commission.

Associa Hawaii is a large property management company managing more than 30,000 units and 400 condominium and homeowner associations on six Hawaiian Islands. Our company has worked closely with Ms. Senter as we have served our mutual real estate developer clients during the development process, sale and start-up of residential condominium associations which today hundreds of Hawaii families call their homes. Nikki's high moral character, strong ethical values and her desire to protect consumers have always been her top priority in our numerous dealings with her. I fully support Ms. Senter's confirmation, as she would continue to be a valuable asset to the State as a Real Estate Commissioner.

Mahalo,

A handwritten signature in blue ink, appearing to read "Pauli Wong", written over a faint circular stamp or watermark.

Pauli Wong, PCAM®, RS®, President  
Associa Hawaii, AAMC®

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**O'AHU** | 737 Bishop Street, Suite 3100 (Mauka), Honolulu, HI 96813  
808.836.0911 | Fax 1.888.608.4021

**HAWAII ISLAND** | 75-169 Hualalai Road, Kailua-Kona, HI 96740  
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**MAUI – LAHAINA** | 727 Wainee Street, Suite 106, Lahaina, HI 96761  
808.661.8795 | Fax 1.808.667.7608



TESTIMONY OF NEIL ROSS, PCAM

TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
REGULAR SESSION 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL  
NOMINEE NIKKI SENTER FOR THE REAL ESTATE COMMISSION

Dear Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee,

Thank you for this opportunity to testify in **support** of the confirmation of Nikki Senter for the Real Estate Commission.

I have had the pleasure of working with Nikki through her community service for the Salvation Army-Hawaii and Pacific Islands Division's Long-range Property Committee. Associa Hawaii prepared capital reserve studies for the 30+ properties owned by The Salvation Army.

This innovative and visionary initiative, which Nikki helped to launch, provided The Salvation Army with the valuable tools to ensure sound long-term capital budget planning to meet future costs and financial obligations for years to come. From start to finish of the project, Nikki maintained the highest moral character and ethical standards serving the very best interests of the organization and for those less fortunate.

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

Sincerely,

A handwritten signature in black ink, appearing to be "NR", written over a white background.

Neil Ross, PCAM  
Senior Vice President, Operations  
Associa Hawaii, AAMC®

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808.661.8795 | Fax 1.808.667.7608



TESTIMONY OF  
PHYLLIS OKADA KACHER, CPM® R®

TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE REGULAR SESSION 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

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TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL  
NOMINEE NIKKI SENTER FOR THE REAL ESTATE COMMISSION

Aloha Chair Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee,

Thank you for this opportunity to testify in support of the confirmation of Nikki Senter for the Real Estate Commission.

I have worked closely with Nikki since the early 2000s when she was Partner with Imanaka Asato serving some of North America's top real estate development companies doing business in Hawaii, thereafter when she moved to Alexander & Baldwin as Associate General Counsel, later when she opened her own real estate development law firm Senter Law LLC and today in her position as Senior Assistant General Counsel-Real Estate for The Howard Hughes Corporation.

Throughout her career, Nikki's meticulous preparation of governing documents and timely registration of dozens of Hawaii condominium projects has resulted in thousands of Hawaii families realizing the American dream of homeownership and top real estate developers continuing to invest millions of dollars and creating hundreds of jobs in Hawaii. I have worked with Nikki during economic downturns, under very tight deadlines and enormous financial constraints. Even under the most trying situations, Nikki has always displayed the very highest level of integrity, honesty and desire to protect consumers.

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

Mahalo,

A handwritten signature in black ink that reads "Phyllis Okada Kacher".

Phyllis Okada Kacher, CPM® R®  
Chief Business Development Officer  
O: 808-837-5273 CELL: 808-223-0902

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808.661.8795 | Fax 1.808.667.7608

TESTIMONY OF  
GLENN NISHIHARA

TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
Regular session 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL  
NOMINEE NIKKI SENTER FOR THE REAL ESTATE COMMISSION

Chair, Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee,  
Thank you for the opportunity to testify in **support** of the confirmation of Nikki Senter for  
The Real Estate Commission.

I had the opportunity to know Ms. Senter from 2010, both as a friend and working  
with her in her capacity as a real estate attorney. Ms. Senter previously served on  
the Real Estate Commission from 2011 through 2018, including 4 years as Chair. With  
years of legal experience and knowledge in Hawaii condominium and Hawaii broker  
laws, she was a beneficial asset to the Commission. Her success as a Commissioner  
was also due to her high moral and ethical values and desire for consumer protection.

I fully **support** Ms Senter's confirmation, as she would continue to be an asset to  
the State as a Real Estate Commissioner.

Thank you.





**From:** [Kristen Coles](#)  
**To:** [CPH Testimony](#)  
**Subject:** GM543 support letter  
**Date:** Monday, March 2, 2020 5:35:13 PM

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To Whom It May Concern -

I am writing a letter in support of Dr. David Kern, ND, LAc for nomination to continue to serve on the state Board of Naturopathic Medicine. I have known Dr. Kern as a colleague for 7 years and find him to be a fair and honest individual with a desire to enhance the practice of naturopathic medicine in the state of Hawaii. I have also served on the Board of Naturopathic Medicine with him for the past 2 years and have observed his ability to uphold the standards of the duties of the board. I highly recommend his reappointment to the Board.

Sincerely,

Dr. Kristen Coles

Dr. Kristen Coles  
Naturopathic Doctor, Licensed Acupuncturist  
Steelsmith Natural Health Center  
438 Hobron Ln, Suite 314  
Honolulu, HI 96815  
808-943-0330

TESTIMONY OF  
GLENN NISHIHARA

TO THE COMMITTEE ON COMMERCE, CONSUMER PROTECTION, AND HEALTH  
THE THIRTIETH LEGISLATURE  
Regular session 2020

Thursday, March 4, 2020, 9:30 AM  
Conference Room 229

TESTIMONY ON GOV. MSG. NO. 543 RELATING TO GUBERNATORIAL  
NOMINEE NIKKI SENTER FOR THE REAL ESTATE COMMISSION

Chair, Rosalyn Baker, Vice Chair Stanley Chang and members of the Committee,  
Thank you for the opportunity to testify in **support** of the confirmation of Nikki Senter for  
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I had the opportunity to know Ms. Senter from 2010, both as a friend and working  
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laws, she was a beneficial asset to the Commission. Her success as a Commissioner  
was also due to her high moral and ethical values and desire for consumer protection.

I fully **support** Ms Senter's confirmation, as she would continue to be an asset to  
the State as a Real Estate Commissioner.

Thank you.



# MPI CONSULTING LLC

P.O. Box 161240  
Honolulu, Hawaii 96816

March 2, 2020

Senator Rosalyn H. Baker, Chair  
Senate Committee on Commerce, Consumer Protection and Health ("CPN")  
Hawaii State Capitol, Room 230  
Honolulu, Hawaii 96813

Re: **CPN Hearing; 9:30 a.m., Wednesday, March 4, 2020**  
**Testimony; GM 543 (2020); Nikki Senter; Real Estate Commission**

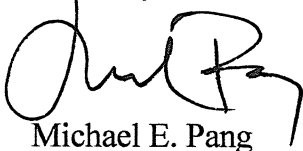
Dear Chair Baker:

I **strongly support** the confirmation of **Nikki Senter** for a four (4) year term as a Public Member Commissioner on the **Hawaii Real Estate Commission** ("HIREC"). Ms. Senter previously served on the HIREC (2010 to 2018). She:

1. Chaired the HIREC until reaching her term limit, June 30, 2018, and is well-respected by both HIREC staff and Commissioners who have worked with her.
2. Provides valuable experience (HIREC, 7/1/10 to 6/30/18), leadership (seven years as HIREC Chair) and expertise as a condominium attorney, which is important because the HIREC is tasked with regulating and registering condominiums.
3. Will be a much needed addition in a year where the HIREC loses both its Laws & Rules Review Committee Chair and Education Review Committee Chair.

I am confident that Ms. Senter's participation as a Public Member Commissioner will serve the public interest and HIREC well.

Sincerely,



Michael E. Pang  
Chair, Hawaii Real Estate Commission

Principal Broker (RB-13450), MPI Consulting LLC  
(808) 721-7730; mike@mpic-hi.com