

**Testimony of the Real Estate Commission**

**Before the  
Senate Committee on Judiciary  
Tuesday, February 25, 2020  
12:30 p.m.  
State Capitol, Conference Room 016**

**On the following measure:  
S.B. 2425, S.D. 1, RELATING TO CONDOMINIUMS**

**WRITTEN TESTIMONY ONLY**

Chair Rhoads and Members of the Committee:

My name is Michael Pang, and I am the Chairperson of the Hawaii Real Estate Commission (Commission). The Commission supports this bill.

The purpose of this bill is to repeal the sunset provision of Act 196, Session Laws of Hawaii 2018, to make permanent the amendments to Hawaii Revised Statutes (HRS) sections 514B-71(a) (Condominium education trust fund), 514B-72(a) (Condominium education trust fund; payments by associations and developers), and 514B-161 (Mediation). The Commission also notes that this bill repeals the sunset provision for HRS section 514B-162.5 (Voluntary binding arbitration), which is currently in effect.

The Commission supports mediation and voluntary binding arbitration and encourages the use of alternative dispute resolution for condominium-related disputes as a valuable self-governance tool.

Thank you for the opportunity to testify on this bill.

HAWAII LEGISLATIVE  
ACTION COMMITTEE

  
**community**  
ASSOCIATIONS INSTITUTE

P.O. Box 976  
Honolulu, Hawaii 96808

February 21, 2020

Chair Karl Rhoads  
Vice Chair Jarrett Keohokalole  
Committee on Commerce, Consumer Protection, and Health  
415 South Beretania Street  
Honolulu, Hawaii 96813

Re: SB 2425 SD1 SUPPORT

Dear Chair Rhoads, Vice-Chair Keohokalole and Committee Members:

The Community Associations Institute ("CAI") supports SB 2425 SD1. Alternative dispute resolution is an important tool for maintaining productive and well-functioning condominium associations.

Support for the mediation, and the voluntary arbitration of, condominium related disputes has been facilitated by the enactments that SB 2425 SD1 will keep in effect. It is appropriate to maintain those enactments on a permanent basis.

CAI respectfully requests the Committee to pass SB 2425 SD1.

Very truly yours,

*Philip Nerney*

Philip Nerney

**SB-2425-SD-1**

Submitted on: 2/22/2020 1:09:54 PM

Testimony for JDC on 2/25/2020 12:30:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Mike Golojuch, Sr.	Testifying for Palehua Townhouse Association	Support	No

Comments:

I strongly support SB2425. Please pass. Thank you.

Mike Golojuch, Sr.

President, Palehua Townhouse Association

**SB-2425-SD-1**

Submitted on: 2/22/2020 10:31:04 AM

Testimony for JDC on 2/25/2020 12:30:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Richard Emery	Testifying for Associa	Support	No

Comments:

The provisions should become a permanent part of the law.

**SB-2425-SD-1**

Submitted on: 2/22/2020 11:37:07 AM

Testimony for JDC on 2/25/2020 12:30:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Marcia Kimura	Individual	Oppose	No

Comments:

Until a more equitable means of administering justice can be created for condo owners, mediation should not be considered the ideal dispute resolution solution. Results of mediated disputes over the past years do not bear out condo industry claims of mediation as highly effective or enforceable.

**SB-2425-SD-1**

Submitted on: 2/22/2020 2:54:04 PM

Testimony for JDC on 2/25/2020 12:30:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
R Laree McGuire	Individual	Support	No

Comments:

**SB-2425-SD-1**

Submitted on: 2/23/2020 11:46:30 AM

Testimony for JDC on 2/25/2020 12:30:00 PM

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

Comments:

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee,

I SUPPORT SB 2425 SD1 relating to CONDOMINIUMS.

Expanding Mediation opportunities for Owners will encourage the resolution of disagreements without the need for an Owner to file an expensive lawsuit against the Association.

Thank you for the opportunity to testify.

**SB-2425-SD-1**

Submitted on: 2/24/2020 11:58:15 AM

Testimony for JDC on 2/25/2020 12:30:00 PM

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

Comments:

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee,

I SUPPORT SB 2425 SD1 relating to CONDOMINIUMS.

While there are additional improvements to the Mediation process that still need to be worked on, the current Bill is an improvement over the previous process.

Expanding Mediation opportunities for Owners will encourage the resolution of disagreements without the need for an Owner to file an expensive lawsuit against the Association.

Thank you for the opportunity to testify.



**LATE**

**From:** [Grace Chang](#)  
**To:** [JDCTestimony](#)  
**Subject:** SUPPORT OF SB 2425 SD1 ( CONDOMINIUMS)  
**Date:** Monday, February 24, 2020 7:37:31 AM

---

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee,

I SUPPORT SB 2425 SD1 relating to CONDOMINIUMS.

While there are additional improvements to the Mediation process that still need to be worked on, the current Bill is an improvement over the previous process.

Expanding Mediation opportunities for Owners will encourage the resolution of disagreements without the need for an Owner to file an expensive lawsuit against the Association.

Thank you for the opportunity to testify.

Sent from [Mail](#) for Windows 10

Grace Chang  
CKAUTOBODY  
2855 KAIHIKAPU ST  
HONOLULU HI 96819  
808 836-1693

**From:** [Svetlana Dubinina](#)  
**To:** [JDCTestimony](#)  
**Subject:** SUPPORT for SB2425 relating to CONDOMINIUM ASSOCIATIONS  
**Date:** Sunday, February 23, 2020 12:53:20 PM

---

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee,

I SUPPORT SB 2425 SD1 relating to CONDOMINIUMS.

While there are additional improvements to the Mediation process that still need to be worked on, the current Bill is an improvement over the previous process.

Expanding Mediation opportunities for Owners will encourage the resolution of disagreements without the need for an Owner to file an expensive lawsuit against the Association.

Thank you for the opportunity to testify.

Lana D.

**From:** [Alyson Shim](#)  
**To:** [JDC Testimony](#)  
**Subject:** SUPPORT for SB2425 relating to CONDOMINIUM ASSOCIATIONS  
**Date:** Sunday, February 23, 2020 9:09:04 PM

---

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee,

I SUPPORT SB 2425 SD1 relating to CONDOMINIUMS.

While there are additional improvements to the Mediation process that still need to be worked on, the current Bill is an improvement over the previous process.

Expanding Mediation opportunities for Owners will encourage the resolution of disagreements without the need for an Owner to file an expensive lawsuit against the Association.

Thank you for the opportunity to testify.

**From:** [Jasmine](#)  
**To:** [JDCTestimony](#)  
**Subject:** Support for SB 2425 relating to Condominium Associations  
**Date:** Sunday, February 23, 2020 1:15:34 PM

---

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee,

I SUPPORT SB 2425 SD1 relating to CONDOMINIUMS.

While there are additional improvements to the Mediation process that still need to be worked on, the current Bill is an improvement over the previous process.

Expanding Mediation opportunities for Owners will encourage the resolution of disagreements without the need for an Owner to file an expensive lawsuit against the Association.

Thank you for the opportunity to testify.

**From:** [Nisha Tirado](#)  
**To:** [JDCTestimony](#)  
**Subject:** SUPPORT for SB2425 relating to CONDOMINIUM ASSOCIATIONS  
**Date:** Thursday, February 27, 2020 9:11:18 AM

---

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee,

I SUPPORT SB 2425 SD1 relating to CONDOMINIUMS.

While there are additional improvements to the Mediation process that still need to be worked on, the current Bill is an improvement over the previous process.

Expanding Mediation opportunities for Owners will encourage the resolution of disagreements without the need for an Owner to file an expensive lawsuit against the Association.

Thank you for the opportunity to testify.