

Testimony of the Real Estate Commission

**Before the
Senate Committee on Commerce and Consumer Protection
Friday, April 10, 2026
9:30 a.m.
Conference Room 229 and Via Videoconference**

**On the following measure:
G.M. 697, SUBMITTING FOR CONSIDERATION AND CONFIRMATION
TO THE REAL ESTATE COMMISSION,
GUBERNATORIAL NOMINEE, RICHARD EMERY,
FOR A TERM TO EXPIRE 06-30-2030**

Chair Keohokalole and Members of the Committee:

My name is Derrick Yamane, and I am the Chairperson of the Hawaii Real Estate Commission ("Commission"). The Commission supports the confirmation of Mr. Emery's reappointment to the Commission as a Honolulu broker member.

Mr. Emery was initially appointed to the Commission in 2022 and has been an outstanding broker member from Oahu. He has dedicated countless hours reviewing issues related to the Commission with a certain level of reasonableness. His voice has been appreciated.

Thank you for the opportunity to testify.



Imanaka Asato
A LIMITED LIABILITY LAW COMPANY

April 10, 2026

Senator Jarrett Keohokalole, Chair
Senator Carol Fukunaga, Vice Chair
Members of the Committee on Commerce and
Consumer Protection

RE: Governor's Message No. 697
Hearing date: April 10, 2026 @ 9:30 am

Aloha Chair Keohokalole, Vice Chair Fukunaga and members of the committee,

Mahalo for the opportunity to submit testimony in **STRONG SUPPORT** of GM 697 – Submitting for consideration and confirmation to the Real Estate Commission, Gubernatorial Nominee, RICHARD EMERY, for a term to expire 06-30-2030.

I have known Richard Emery for many years. He is a remarkable individual who wears, and has worn, many hats.

Today, aside from being a contributing member of the Real Estate Commission, he serves as a consultant to many in the area of condominium reserve requirements. He also speaks to groups to educate them about what these sometimes-byzantine requirements actually mean, and how best those requirements can be met. He is a hard-working and valuable member of the Commission because of his expertise and seasoned judgment.

Having served on the Commission (1995-2007), I know firsthand how important it is to have good, knowledgeable members appointed in order to give guidance to the Commission's hard-working staff on the issues of the day.

Accordingly, I highly recommend that Richard Emery be confirmed for a second term as a commissioner.

Thanks very much for the opportunity to testify in support of his nomination.

Mahalo for your consideration,



Mitchell A. Imanaka

LAW OFFICES OF PHILIP S. NERNEY, LLLC

A LIMITED LIABILITY LAW COMPANY
335 MERCHANT STREET, #1534, HONOLULU, HAWAII 96806
PHONE: 808 537-1777

April 7, 2026

Honorable Jarrett Keohokalole
Honorable Senator Carol Fukunaga
Committee on Commerce and Consumer Protection
415 South Beretania Street
Honolulu, Hawaii 96813

Re: GM 697 SUPPORT

Dear Chair Keohokalole, Vice Chair Fukunaga and Committee Members:

Richard Emery is well-qualified to serve on the Real Estate Commission. He is also one of the most practical, knowledgeable and skillful people I know.

Richard has decades of experience in the real estate industry. His depth and breadth of knowledge on a broad array of subjects place his qualification to serve beyond reasonable dispute.

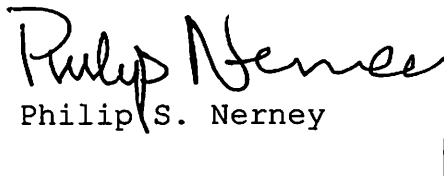
He has played a constructive role on the Commission during his current tenure. If confirmed, he would doubtless continue to do so.

Richard also teaches real estate continuing education courses, provides expert testimony and mediation in real estate-related disputes and generously shares his knowledge with others. I have learned a lot from Richard.

One salient quality to highlight is his willingness to reach out to those who hold differing perspectives. He always seeks to bridge divides. It would be difficult to find a more capable and qualified nominee to serve on the Commission.

It is my privilege and honor to testify in support of his nomination.

Very truly yours,


Philip S. Nerney

GM-697

Submitted on: 4/7/2026 10:00:14 AM

Testimony for CPN on 4/10/2026 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Dallas Walker	Individual	Support	Remotely Via Zoom

Comments:

Aloha,

I support Richard Emery's nomination to the Real Estate Commission. His knowledge and experience is unmatched.

Thank you,

Dallas Walker

GM-697

Submitted on: 4/9/2026 8:57:15 AM

Testimony for CPN on 4/10/2026 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Gregory Misakian	Individual	Oppose	Remotely Via Zoom

Comments:

Aloha Chair, Vice Chair, and Members of the CPN Committee,

As all of you know me well enough by now, you know I am a kupuna advocate and a condominium owner advocate in Hawaii.

While I respect Mr. Emery's accomplishments, there is the elephant in the room that previously was ignored, and would be ignored again if Mr. Emery is appointed to the Real Estate Commission again. He is an active employee of Associa, with his position listed on his resume as:

Vice President Hawaii Affairs, Associa. Responsible for Hawaii strategic issues including legislative matters.

Associa is the parent company of Associa Hawaii, one of the largest Condominium Management companies in Hawaii and one that is also not managing my condominium association properly, and was operating unlicensed for over three months in 2023. This alone is a conflict of interest, but when also recognizing that Mr. Emery is handling legislative issues for Associa, and is effectively a lobbyist for Associa, this becomes a major conflict of interest. He often is seen voting against the best consumer protection bills for condominium owners, and supporting others that are detrimental to condominium owners.

I urge you to go back to the Governor for a nominee that does not have a conflict of interest.

Respectfully,

Gregory Misakian

LATE

Sandra-Ann Y.H. Wong

Attorney at Law, a Law Corporation

2101 Nuuanu Avenue, #804

Honolulu, Hawaii 96817

TESTIMONY IN SUPPORT OF GM 697

Consideration and Confirmation of Richard Emery to the Real Estate Commission

Before the Senate Committee on Commerce and Consumer Protection

on Thursday, April 16, 2026 at 9:30a.m.

in Conference Room 229

Aloha Chair Keohokalole, Vice Chair Fukunaga, and members of the Committee:

I am in **support** of Nominee Richard Emery to be confirmed as a member of the Real Estate Commission.

The Real Estate Commission is responsible, inter alia, for the registration of condominium projects, condominium associations, and condominium managing agents. As a member of two condominium associations, I have worked with Mr. Emery on condominium issues. Mr. Emery has a wealth of knowledge in this area and I trust his judgment.

Therefore, I request that the Committee support Mr. Emery's nomination.

Thank you for the opportunity to provide testimony in Support.

GM-697

Submitted on: 4/7/2026 11:24:03 AM

Testimony for CPN on 4/10/2026 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
David H Levy	Individual	Support	Written Testimony Only

Comments:

I have known Richard Emery for more than 10 years in the condominium industry, and he has been a guest speaker on condominium subjects at several seminars sponsored by my CPA firm. The seminar audiences were largely community association managers. I fully endorse his appointment to the Hawaii Real Estate Board.

GM-697

Submitted on: 4/7/2026 9:44:32 PM

Testimony for CPN on 4/10/2026 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Dale A. Head	Individual	Oppose	Written Testimony Only

Comments:

Aloha Happy Senators:

Regarding - M697

Measure Title: Submitting for consideration and confirmation to the Real Estate Commission, Gubernatorial Nominee, RICHARD EMERY, for a term to expire 2030

1. As Mr. Emery was first appointed by Governor David Ige, that term should have resulted in some item in the news of him speaking in favor of 'Consumer Protection'. Nope, there never was such coverage like that. These Real Estate Commission slots should be rotated instead of keeping the same people on indefinitely, in my opinion. Therefore, I **OPPOSE** his confirmation for a 2nd term. I had some interaction with one of his assigned Property Managers at the Makaha Surfside (455 condos) complex in Waianae years ago, and it was not good. At the time Mr. Emery owned Hawaii First.

2. His employee spent about a year trying to persuade the Board of Directors that if we could persuade the owners to agree to a 'Jumbo Loan' of \$3,000,000, that it would be enough to resolve 'deferred maintenance' not tackled by previous Boards. He made three promises of how the monies would be spent. Well, the owners trusted the Board. After they voted in favor, he then slammed us with a **27.9%** fees increase to 'pay for the loan'. Uh, two of the three promises he made were immediately broken. Many owners were livid with anger which they then directed at the Board, feeling betrayed. I waited for awhile to take the Property Manager to task for having misled the Board, we were 'tricked' by his promises. Oddly, one of his supporters on our Board then accused me of harassing the fellow. Retaliation was in order for my daring to represent owners.

3. At a January Board meeting the Property Manager handed me a 'Lawyer Letter' to 'Cease and Desist from harassing employees, which I was not doing and he was NOT an employee of the Association of Unit Owners. It took me a few years of resisting his intrigues before we finally fired him and the Company, which by then went by the name Associa. The ridiculous 'Lawyer Letters' were finally cancelled.

4. I urge the Senate Committee to reject the nomination of Richard Emery.

Respectfully, **Dale A. Head** Tuesday 7 April 2026

GM-697

Submitted on: 4/9/2026 9:21:12 AM

Testimony for CPN on 4/10/2026 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Lila Mower	Individual	Oppose	Written Testimony Only

Comments:

I respectfully oppose this nomination of a representative and lobbyist of the association trade industry to serve as a representative of the public on the real estate commission. The public deserves a seat on the commission that serves consumers, not more commissioners who represent the interests of the association trade industry.

GM-697

Submitted on: 4/9/2026 1:47:40 PM

Testimony for CPN on 4/10/2026 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jonathan Billings	Individual	Support	Written Testimony Only

Comments:

My name is Jonathan Billings. I support Richard Emery's nomination to the Real Estate Commission. I have known Richard Emery for 15 years. I worked for Richard when he owned Hawaii First. Richard is very knowledgeable and experienced with condos and reserve studies. He is a valuable asset and brings much to the table. Richard is easy to work with and is reasonable.

Thanks,

Jonathan Billings