

District of Columbia Real Estate Commission
December 8, 2015
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, December 8, 2015, at 1100 4th Street, S.W., Room 300B, Washington, D.C. 20024. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Gulstone, the Commission voted unanimously to go into executive session at 9:35 am to discuss the Legal Committee Report, applications for licensure and report of the legal counsel.

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The public session of the meeting was called to order by Chairperson Helen Dodson at 10:30 am and attendance was taken.

Attendance

Commission Members Present: Helen Dodson, Josephine Ricks, Monique Owens, Ulani Gulstone, Christine Warnke, Frank Pietranton

Members Absent: None

Staff: Leon W. Lewis, Executive, Clifford P. Cooks, Program Manager, Kevin Cyrus, Education Liaison, Stephanie Johnston, Program Support Specialist, George Batista, Investigator Asia Dumas, Investigator, Occupational and Professional Licensing Division; Wilfred Usher, Investigator, Regulatory Investigations Section, Business and Professional Licensing Administration

Legal Counsel: Kia Winston

Public Consumers Present: Thomas Lee

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Agenda Item: Comments from the Public

Thomas Lee, sales agent, and reinstatement applicant, appeared before the Commission to request if his reinstatement application could be approved. He stated that all of his paperwork and supporting documents are in at Pearson Vue, and the application is pending review by the Commission. Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Pietranton, the Commission unanimously voted to approve Mr, Lee's reinstatement application contingent upon Mr. Lewis reviewing it and ensuring that his application is complete and can be approved. * * * * *

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Agenda Item: Minutes

Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Gulstone, the Commission voted unanimously to accept draft minutes dated November 10, 2015.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Gulstone, the Commission unanimously voted to approve Application List #12, to include Donna Christensen, sales agent, and to issue a Consent Order imposing a fine of \$1500.00 on reinstatement applicant, Gables Residential Services, Inc., for continuing to practice after licensure expiration, attached hereto and made a part of the December 8, 2015, minutes.

Agenda Item: Complaints and Legal Committee Recommendations

In the matter of Willie Parker, Betty Pair, Rick Hoffman, Dale Mattison et al. – Investigative Report #2014I0342 – close; no violation.

Anonymous vs. Tania Ivey, Mark Cormier dba Keller Williams – Investigative Report #2014I0652 – Issue Informal Admonitions for Morgan Knull and brokerage.

Robert Braiwick, attorney, on behalf of Bazzano v. Iris Ralston – Refer to OPLA investigators for an investigation.

William Anthony vs. Christa Hodge – close; civil matter.

Marc Shappell vs. Tutt, Taylor & Rankin. – close.

Julie Visperas vs. Sima Tessema – close; civil matter.

Elizabeth Parker vs. Melvin Yates, Grady Properties Management, Inc. – close; no jurisdiction.

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Warnke, the Commission unanimously voted to approve the recommendations of the Legal Committee.

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Agenda Item: Education Items

Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Warnke, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the December 8, 2015, minutes.

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Agenda Item: Budget

A report was not presented at this meeting.

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Agenda Item: Legal Counsel Report

The legal counsel provided counsel to the Commission on all legal matters at this meeting.

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Agenda Item: Review of Calendar

Commission meetings (2016)

January 12 2016	July 12, 2016
February 9, 2016	August - Recess
March 8, 2016	September 13, 2016
April 12, 2016	October 11, 2016
May 10, 2016	November 8, 2016
June 14, 2016	December 13, 2016

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Agenda Item: Old Business

Commissioners not having DC government e-mail addresses were requested to contact the Mayor’s Office of Talent and Appointments. Mr. Lewis communicated a contact for Commissioners to contact. She is Chioma Oruh – Director, Operations, Mayor’s Office of Talent and Appointments

Agenda Item: New Business

- A. Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Owens, the Commission unanimously voted to authorize \$12,500.00 to co-sponsor the Historic Preservation seminars with the Historic Preservation League during May 2016. . The expenditures to be paid from the Real Estate Guaranty and Education Fund.
- B. Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission unanimously voted to authorize Chairperson Helen Dodson, Josephine Ricks, Ulani Gulstone, Christine Warnke and Leon Lewis for attendance at the ARELLO Mid-Year meeting in Atlanta, Georgia from April 13-16, 2016. The expenditures to be paid from the Real Estate Guaranty and Education Fund.
- C. Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission unanimously voted to authorize investigators George Batista and Asia Dumas for attendance at the ARELLO

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Agenda Item: New Business cont'd

Investigator Workshop in Atlanta, Georgia from April 12-14, 2016. The expenditures to be paid from the Real Estate Guaranty and Education Fund.

- D. Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission unanimously voted to change the meeting time from 10:30 am to 10:00 am
- E. Commissioner Ricks will not be at the February meeting.

Agenda Item: Correspondence

None

Agenda Item: Next Meeting

Next Scheduled Regular Meeting, January 12, 2016
1100 4th Street, SW, Room 300B, Washington, DC 20024

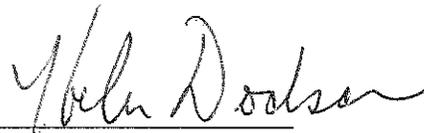
Agenda Item: Adjournment

Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 11:08 am.

Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Ricks, the meeting was reopened to hear Mr. Thomas Lee (please see page one, Comments from the Public).

The meeting was adjourned again at 11:17 am.

Respectfully submitted,



Helen Dodson, Chairperson

1-12-16
Date

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Recorder: Stephanie Johnston, Program Support Specialist
Attachments

Minutes prepared by Leon W. Lewis, Executive Director



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC Real Estate Commission

MEMORANDUM

TO : Members of the DC Real Estate Commission

FROM : EDUCATION COMMITTEE
 Helen Dodson, Chair
 Monique Owens
 Christine Warnke
 Kevin Cyrus, Education Liaison

DATE : December 8, 2015

SUBJECT : Education Committee Meeting Report before the Commission

The following **Waiver Applications** were **approved** by the Education Committee since the November 10, 2015 meeting:

- | | | | |
|----------------------|-------------|----------------|----------|
| 1. Alexander Barrett | BROKER | CALIFORNIA | Approved |
| 2. Tiffany Sanders | BROKER | NEW YORK | Approved |
| 3. Paul Hartley | SALESPERSON | NORTH CAROLINA | Approved |

The following **Waiver Applications** were **deferred** by the Education Committee since the November 10, 2015 meeting:

CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the November 10, 2015 meeting:

1. Weichert Real Estate School of Maryland

Principles and Practices of Real Estate for Salespersons	Tawanda Booker Matthew Snell	PRE-LICENSING
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2. Long and Foster Real Estate Institute

Instructor Approval	Bobby Lee	DC Legislative Update Tenant Opportunity to Purchase Act - 12974 Dissection of Maryland Residential Resale Contract - 11786
Instructor Approval	Carolyn Burns	DC Legislative Update Tenant Opportunity to Purchase Act - 12974
Instructor Approval	Marjorie Rosner	Strategies in a Multiple Market - 12873
Instructor Approval	Mary Lee	Dissection of Maryland Residential Resale Contract - 11786

3. Real Estate Institute

DC Fair Housing	Marie Dias	PENDING
MD Code of Ethics	Marie Dias	PENDING
MD Legislative Update	Marie Dias	PENDING

4. Team One Properties

Principles and Practices of Real Estate for Salespersons	David Thomas	PRE-LICENSING
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5. Greater Capital Area Association of Realtors

Solving Seller Issues	Colleen Smyth	PENDING
Maryland Legal Update	Gregory Flynn	PENDING
Comparative Differences Between NVAR & GCAAR Contracts	George Glekas	PENDING
Right Pricing a Property	Thom Brockett	PENDING
Advertising Compliance	Thom Brockett	PENDING



MEMORANDUM (Page 2)

TO : Members of the DC Real Estate Commission
SUBJECT : Education Committee Meeting Report before the Commission

6. Real Estate Empower

Principles and Practices of Real Estate for Salespersons	Prabhjit Singh	PRE-LICENSING
Battle of the Contracts	Prabhjit Singh	PENDING
MD Legislative	Prabhjit Singh	PENDING
Short Sales Redone	Prabhjit Singh	PENDING
MD Ethics	Prabhjit Singh	PENDING
Get Your Papers in Order	Prabhjit Singh	PENDING
DC Financing Issues	Prabhjit Singh	PENDING
DC Legislative Update	Prabhjit Singh	PENDING
MREC Agency - Residential	Prabhjit Singh	PENDING
MREC Broker Supervision	Prabhjit Singh	PENDING
DC Fair Housing	Prabhjit Singh	PENDING

CE BANKING. To date, 51 schools have applied and are approved to offer 1,087 approved courses through the new PULSE CE Banking system for the 2015-2017 renewal cycle.

cc: C. Cooks, Program Manager
S. Mason, Program Officer
L. Lewis, Program Liaison

**DC REAL ESTATE COMMISSION
APPLICATION LIST
LIST # 12
December 8, 2015**

Applications for the following individuals listed below have been compiled by Pearson Vue, checked by staff and are recommended for technical review by members of the Real Estate Commission.

REINSTATEMENT

BENNETT, DARRELL , Salesperson Fairfax Realty of Greenbelt LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
CAREY, MARCUS , Salesperson Ghanahaitian Properties LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
GABLES RESIDENTIAL SERVICES INC. Corporation	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> <i>Convert Order</i>
ROSEBAR, ERIN , Salesperson Betty Murchison-John	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
GAYHARDT, DARYL , Salesperson Central Properties LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
HALE, ARTHUR , Independent Broker	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
HARRIS, EVA , Salesperson Capital Structures Real Estate LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
HUBBARTH, JASON , Salesperson Robb Taylor	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
JENKINS, EILEEN , Salesperson N.V.F. Washington Properties LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
KERSHISNIK, CHRISTOPHER , Salesperson TC of Maryland LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
<i>Christensen, Dong</i>	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
<i>Robbins, Chad</i>	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
<i>Lee, Travis</i>	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>

This list contains the names of ___ applicants for real estate licenses. A total of ___ name(s) has/have been deleted and the individual(s) will be reviewed further.

CHAIRPERSON	<i>John Dodson</i>	DATE	<i>12-8-15</i>
APPLICATION EXAMINER	<i>Scottie</i>	DATE	<i>12-8-15</i>

**DC REAL ESTATE COMMISSION
APPLICATION LIST
LIST # 12
December 8, 2015**

Applications for the following individuals listed below have been compiled by Pearson Vue, checked by staff and are recommended for technical review by members of the Real Estate Commission.

NEW LICENSE

CAMPAGNA, DIANNA , Associate Broker Long & Foster Real Estate	<u>APPROVED</u> <input checked="" type="checkbox"/> <u>DEFERRED</u> <u>DENIED</u>
LEE, HAE , Salesperson Capital Retail Group LLC	<u>APPROVED</u> <input checked="" type="checkbox"/> <u>DEFERRED</u> <u>DENIED</u>
PENCE, LIZA , Salesperson District Home Buzz LLC	<u>APPROVED</u> <input checked="" type="checkbox"/> <u>DEFERRED</u> <u>DENIED</u>
PHILLIPS-FORD, CAMIKO , Salesperson Weichert Co. of Maryland Inc.	<u>APPROVED</u> <input checked="" type="checkbox"/> <u>DEFERRED</u> <u>DENIED</u>
RHEE-OH, HAHN , Salesperson Mega Realty & Investment Inc.	<u>APPROVED</u> <input checked="" type="checkbox"/> <u>DEFERRED</u> <u>DENIED</u>
ROBERTS, COLLEEN , Salesperson Long & Foster Real Estate Inc	<u>APPROVED</u> <input checked="" type="checkbox"/> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>
	<u>APPROVED</u> <u>DEFERRED</u> <u>DENIED</u>

This list contains the names of ___ applicants for real estate licenses. A total of ___ name(s) has/have been deleted and the individual(s) will be reviewed further.

CHAIRPERSON <i>John Dodson</i>	DATE <i>12-8-15</i>
APPLICATION EXAMINER <i>J. [Signature]</i>	DATE <i>12-8-15</i>