

**District of Columbia Real Estate Commission**  
**March 10, 2015**  
**Minutes**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, March 10, 2015, at 1100 4<sup>th</sup> Street, S.W., Room 300B, Washington, D.C. 20024. Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Ricks, the Commission voted unanimously to go into executive session at 9:51 am to discuss the Legal Committee Report, applications for licensure and report of the legal counsel.

\* \* \* \* \*

The public session of the meeting was called to order by Chairman Alton E. Duncanson at 10:30 am and attendance was taken.

**Attendance**

Present: Alton E. Duncanson, Kenneth D. Smith, Josephine Ricks, Monique Owens, Ulani Gulstone, Helen Dodson, Frank Pietranton, Christine Warnke

Absent: None

Staff: Leon W. Lewis, Program Liaison, Clifford P. Cooks, Program Manager, Kevin Cyrus, Education Liaison, Jason Sockwell, Program Support Specialist, Occupational and Professional Licensing Division, Business and Professional Licensing Administration

Legal Counsel: Kia Winston, Assistant Attorney General

Public Consumers Present: Katelyn Peter, Legislative Director, DCAR, GCAAR

\* \* \* \* \*

**Agenda Item: Comments from the Public**

Ms. Peter of DCAR and GCAAR was an observer at this meeting, however, she did indicate in a discussion with Mr. Cooks in response to his informing the Commission that there was no restoration of monies to the Real Estate Guaranty and Education Fund budget that was previously communicated by Ed Krauze, CEO, DCAR that she would do further research on this matter. Mr. Cooks had indicated to the Commission that the bill containing the restoration was not passed by City Council. Ms. Peter indicated that City Council representatives had indicated to her that the monies had been restored to the Fund.

\* \* \* \* \*

**Agenda Item: Minutes**

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission voted unanimously to accept draft minutes dated February 10, 2015, as written.

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**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Pietranton, the Commission unanimously voted to approve license application List #3, attached hereto and made a part of the March 10, 2015, minutes.

\* \* \* \* \*

**Agenda Item: Complaints and Legal Committee Recommendations**

Decision in the matter of Jeffrey L. Tanck and McEneaney Associates – ALJ’s decision was in favor of the Commission. Respondents have paid fines.

Investigative report in the matter of Redfin and Sammy Khosh – 2015-001 – Consent Order to impose a \$1,000.00 fine against salesperson and brokerage.

Investigative report in the matter of Redfin and Tom Gretz – Consent Order to impose a \$1,000.00 fine against Tom Gretz.

In the matter of Ashtin Dorsey (testing incident report) submitted by Pearson Vue – Refer to Office of General Counsel for Notice of Intent to Deny application; candidate to be barred from taking the examination for one year.

In the matter of Mark Rutstein – Refer for an investigation (advertising violation).

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

\* \* \* \* \*

**Agenda Item: Education Items**

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Owens, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the March 10, 2015, minutes.

\* \* \* \* \*

**Agenda Item: Budget**

Mr. Cooks provided a financial update regarding the Real Estate Guaranty and Education Fund.

\* \* \* \* \*

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**Agenda Item: Legal Counsel Report**

The legal counsel provided counsel to the Commission on all legal matters.

\* \* \* \* \*

**Agenda Item: Review of Calendar**

The ARELLO Mid-Year Meeting is in Albuquerque, New Mexico from April 15-18, 2015. Commissioners Duncanson, Ricks, Gulstone, Owens, Warnke, and staff person Leon Lewis are authorized to attend.

The NAR Mid-Year Meeting is in Washington, DC from May 11-15, 2015 (ARELLO-NAR Meeting TBD)

The Historic Preservation seminars are May 29, 2015.

Commission-sponsored continuing education seminars (TBD).

CLEAR Board Member training is on June 1, 2015, (all day) at the Sumner School. All new members are required to attend; all members are invited.

The Real Estate Educators Association Annual Meeting is in Storrs, Connecticut at the University of Connecticut from June 18-22, 2015.

The National Association of Real Estate Brokers, Inc. Annual Conference is in Houston, Texas from August 17-21, 2015

The ARELLO Annual Conference is in Washington, DC from September 9-13, 2015.

Commission meetings (2015)

|                   |                   |
|-------------------|-------------------|
| January 13, 2015  | July 14, 2015     |
| February 10, 2015 | August - Recess   |
| March 10, 2015    | September 8, 2015 |

|                |                   |
|----------------|-------------------|
| April 14, 2015 | October 13, 2015  |
| May 12, 2015   | November 10, 2015 |
| June 9, 2015   | December 8, 2015  |

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**Agenda Item: Old Business**

No old business was discussed at this meeting.

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**Agenda Item: New Business**

- A. Mr. Lewis informed the Commission members that the CLEAR Board Member training will be conducted on June 1, 2015, at the Sumner School.
- B. REEA Annual Conference – Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Pietranton, the Commission unanimously voted to authorize Chairman Duncanson, Commissioner Dodson and staff person Kevin Cyrus for attendance at the conference from June 18-22, 2015. Expenditures are authorized from the Real Estate Guaranty and Education Fund.
- C. Mr. Lewis reported on his representation of DCRA and the Commission with a presentation delivery at the Anacostia Economic Development Corporation (AEDC) in Anacostia. The presentation consisted of an overview of the Commission, its responsibilities, governance and enforcement of laws and regulations, examination and licensure requirements, etc. Mr. Lewis participated along with Theresa Ennis, licensing supervisor-Industrial Trades, along with Marchelle Harris of the Business Licensing Division. Also, a Leaders of Energy and Environmental Design (LEED) certification presentation was given as to LEED green certification requirements for different disciplines. All of the sessions were informative and well-received by the audience. The AEDC offers a series of workshops throughout the year on a variety of topics, including *The Creative Economy Defined*, *What Affordable Care Act Means to Small Businesses*, *Small Business Legal Clinic*, etc. He reported that it was a great learning experience and a benefit to the community.
- D. Regarding proposed rulemaking on amendments to DCMR 2609.13 and 2704.3, the following motion was offered: Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission unanimously voted to accept the rulemaking and refer for publication in the DC Register for comments.
- E. The Legislative/Regulations Committee will be meeting to review legislation and rulemaking for amendments and revisions.
- F. Voting delegate to ARELLO: Commissioner Gulstone will represent the Commission as the voting delegate at the ARELLO General Assembly meeting on April 18 at 8:30 am.

**Agenda Item: Next Meeting**

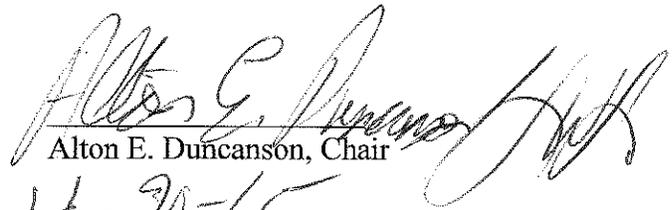
Next Scheduled Regular Meeting, April 14, 2015  
1100 4<sup>th</sup> Street, SW, Room 300B, Washington, DC 20024

**Agenda Item: Adjournment**

Upon motion duly made by Commissioner Smith and properly seconded by Commissioner Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 12:05 pm.

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Respectfully submitted,

  
Alton E. Duncanson, Chair  
4-20-15  
Date

Recorder: Jason Sockwell  
Attachments

Minutes prepared by Leon W. Lewis, Program Liaison



DISTRICT OF COLUMBIA  
**Real Estate Commission**

MEMORANDUM

TO : Tony Duncanson, Chairman  
 : Members of the DC Real Estate Commission

FROM : EDUCATION COMMITTEE  
 Tony Duncanson, Chair  
 Monique Owens  
 Helen Dodson  
 Kevin Cyrus, Education Liaison

DATE : March 10, 2015

SUBJECT : Education Committee Meeting Report before the Commission

The following **Endorsement Applications** were **Approved** by the Education Committee since the February 10, 2015 meeting:

|             |        |             |            |
|-------------|--------|-------------|------------|
| Edward      | Felton | BROKER      | MARYLAND   |
| Lisa        | Pavis  | BROKER      | CALIFORNIA |
| Mary        | Huber  | SALESPERSON | FLORIDA    |
| Christopher | Wroten | SALESPERSON | MARYLAND   |

NO **Endorsement Applications** were **deferred** by the Education Committee since the February 10, 2015 meeting:

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

| <u>Course</u>   | <u>Instructor Name</u>                                       | <u>Course #</u>                  |
|---|--|----------------------------------|
| <b>Academy of Real Estate</b><br>Instructor Approval              | Anthony R. Devol   | The Regional Contract - #12695   |
| <b>Long &amp; Foster Real Estate, Inc.</b><br>Instructor Approval | Noah Cantor  | Maryland Code of Ethics - #11791 |
| Appraisals: Policies, Practices                                   | Brian Quinlan  | 13003                            |
| Supervision   | Charles A. Kasky<br>Thomas J. Drechsler<br>Anthony R. Devol" | 13002                            |



DISTRICT OF COLUMBIA  
**Real Estate Commission**

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

| <u>Course</u>  | <u>Instructor Name</u> | <u>Course #</u> |
|--|------------------------|-----------------|
| <b>McKissock, LP</b>   |                        |                 |
| It's High Tide You Got the Facts<br>About Homeowner's Flood Insurance              | Robert Fleck           | 13001           |
| Navigating a Hot Sellers' Market   | Robert Fleck           | 13000           |
| <b>The CE Shop</b>   |                        |                 |
| Accredited Buyers Representative (ABR)<br>Designation Course                       | Michael McAllister     | 13005           |
| Expanding Housing Opportunities  | Michael McAllister     | 13006           |
| Home Sweet (Second) Home: Vacation,<br>Investment, Luxury Properties               | Michael McAllister     | 13007           |
| New-Home Construction and Buyer<br>Representation: Professionals, Product, Process | Michael McAllister     | 13008           |
| Seller Representative Specialist (SRS)<br>Designation Course                       | Michael McAllister     | 13009           |
| Short Sales and Foreclosures:<br>What Real Estate Professionals Need to Know       | Michael McAllister     | 13010           |
| <b>USA Homeownership Foundation, Inc. DBA VAPREP</b>                               |                        |                 |
| Military and Veteran Housing Certification   | Son Nguyen             | 13004           |

**CE BANKING.** To date, 33 schools have applied and are approved to offer 285 approved courses through the new PULSE CE Banking system for the 2013 - 2015 renewal cycle.

cc: C. Cooks, Program Manager  
L. Lewis, Program Liaison

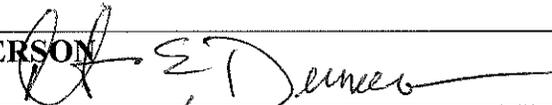
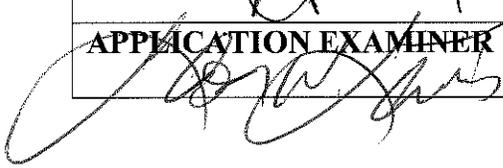
**DC REAL ESTATE COMMISSION  
APPLICATION LIST  
LIST # 3  
March 10, 2015**

**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**

|  |                            |
|--|----------------------------|
| ALLEN, LANCE, Salesperson<br>Capital Metro Properties, LLC           | APPROVED ✓ DEFERRED DENIED |
| CATLETT, WENDELL, Salesperson<br>Ghanahaitian Properties LLC         | APPROVED ✓ DEFERRED DENIED |
| EDWARDS, DONATA, Salesperson<br>NRT Mi-Atlantic LLC                  | APPROVED ✓ DEFERRED DENIED |
| HANGERMANOLE, GREGORY, Salesperson<br>Long & Foster Real Estate Inc. | APPROVED ✓ DEFERRED DENIED |
| KARPF, ANDRES, Salesperson<br>JB Group LLC                           | APPROVED ✓ DEFERRED DENIED |
| LAPAGLIA, ERIK, Salesperson<br>Yigal Rappaport                       | APPROVED ✓ DEFERRED DENIED |
| MORRIS, NATASHA, Salesperson<br>New Millennium RE Inc.               | APPROVED ✓ DEFERRED DENIED |
| SEDDIQ, RAMIN, Associate Broker<br>Long & Foster Real Estate Inc.    | APPROVED ✓ DEFERRED DENIED |

**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           | DATE 3-10-15 |
| APPLICATION EXAMINER  | DATE 3-10-15 |

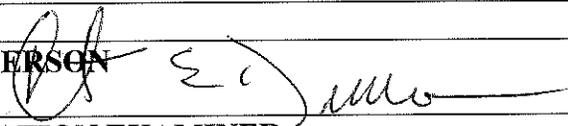
**DC REAL ESTATE COMMISSION  
APPLICATION LIST  
LIST # 3  
March 10, 2015**

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**REINSTATEMENT**

|  |  |
|--|--|
| ALBRITAIN, MICHAEL, Principal Broker<br>JB Group LLC                       | APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/> |
| EHOMES ONE<br>Company  | APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/> |
| HORNE, FRANCHEDIA, Salesperson<br>Upper Marlboro Preferred Properties, LLC | APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/> |
| SILVERMAN, JAN, Associate Broker<br>NRT Mid Atlantic LLC                   | APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/> |
| TAYLOR, ANGELA, Salesperson<br>RISM, LLC                                   | APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/> |
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|  |                 |
|--|-----------------|
| CHAIRPERSON           | DATE<br>3-10-15 |
| APPLICATION EXAMINER  | DATE<br>3-10-15 |