

District of Columbia Real Estate Commission
July 08, 2014
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday July 08, 2014, at 10:30 am at 1100 4th Street, S.W., Room 300B, Washington, D.C. 20024. At 10:15 am the Commission held its executive session (closed to the public) to discuss the Legal Committee Report, applications and that of the legal counsel.

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The meeting was called to order by Chairman Alton E. Duncanson at 10:31 am and attendance was taken.

Attendance

Commission Members Present: Alton E. Duncanson, Josephine Ricks, Monique Owens, Kenneth Smith, Ulani Gulstone and Helen Dodson

Commission Members Absent: None

Staff: Leon W. Lewis, Program Liaison, Clifford Cooks, Program Manager; Kevin Cyrus, Education Liaison, Jason Sockwell, Program Support Specialist, George Batista, investigator, Steve Parker, investigator; Occupational and Professional Licensing Division, Business and Professional Licensing Administration

Interns: Summer Youth Employment Program (SYEP) interns Jessica Black, Allysha Dorsey and Sade Stewart.

Legal Advisor to the Commission: Kia Winston

Office of the General Counsel representatives: Matthew Green, Assistant Attorney General, Charles Thomas, Assistant Attorney General, Tiffany Ganthier, Legal Intern; Jean Pierre Denaur, Legal Intern

Public: Marc McNeil

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Agenda Item: Comments from the Public

Marc McNeill – Mr. McNeill appeared before the Commission to explain a “yes” answer on his reinstatement application to practicing after licensure expiration. Mr. McNeill stated that he didn’t fully understand the scope of the question, and that no brokerage activity took place while unlicensed, and that it only involved a matter concerning close-out after licensure expiration. . The Commission voted to approve Mr. McNeill’s reinstatement application (please see motion under applications for licensure).

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Agenda Item: Minutes

Upon motion duly made by Commissioner Ricks, and properly seconded by Commissioner Smith, the Commission voted unanimously to accept the draft minutes dated June 10, 2014.

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Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Ricks, and properly seconded by Commissioner Smith, the Commission unanimously voted to approve Application List # 7, with the exception of Charles Shryock, who was deferred, attached hereto and made a part of the July 08, 2014, minutes.

Upon motion duly made by Commissioner Gulstone, and properly seconded by Commissioner Smith, the Commission unanimously voted to rescind the consent-order in the matter of Marc McNeil and to approve Mr. Smith's reinstatement application.

* * * * *

Agenda Item: Legal Committee Recommendations

Nick Sanders vs. Denise Champion – Close; no violation.

Kaye Braxton vs. Aneaka English (ES Investment) - Send to Investigation Unit.

McCordia Young vs. Daryl Gaygardt, Silwa Group Central Properties - Close; no violation.

Harry Roupas (purchaser's representative) vs. Olisaemeka Akpati, Fairfax Realty - Deny complainant's request to re-open the matter; and issue letter reaffirming the Commission's decision.

Jack Jetmund vs. Tyler Jeffrey, and Eric Tomlinson (Beasley Real Estate) - Await response from licensee(s).

In the matter of Stephen Carvelli and the D.C. Apartment Company – investigative report – 201211864 - Close; no violation.

In the matter of Dwight Mortensen and David Beliz – investigative report – 2013I1320 - Consent Order for \$1,000.00 against the salesperson; and Consent Order for \$1,000.00 against the brokerage.

In the matter of Denise McGowan (City Properties, DBA Keller Williams) – investigative report - 2014I0331 - Consent Order for \$1,000.00 against the salesperson only.

In the matter of Peter Sarro (Long & Foster Real Estate) – investigative report – 2014I0332 - Consent Order for \$1,000.00 against the salesperson only.

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Agenda Item: Legal Committee Recommendations cont'd

In the matter of Edward Wood (City Houses LLC) - investigative report – 2014I0333 - Consent Order for \$1,000.00 against the salesperson; and Consent Order for \$1,000.00 against the brokerage.

In the matter of Angela Facciolo (J. Thompson, Inc.) – investigative report – 2014I0334 - Consent Order for \$1,000.00 against the salesperson; and Consent Order for \$1,000.00 against the brokerage.

In the matter of Bruce Majors - (City Properties, DBA Keller Williams) – investigative report – 2014I0335 - Consent Order for \$1,000.00 against the salesperson only.

In the matter of Mary Ellen Greene (City Properties, DBA Keller Williams) – investigative report – 2014I0341 Consent Order for \$1,000.00 against the salesperson only.

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

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Agenda Item: Education Committee Recommendations

Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Smith, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the July 08, 2014, minutes.

Agenda Item: Budget

Mr. Cooks presented a budget update to the Commission.

Agenda Item: Legal Counsel Report

The Legal Counsel provided recommendations and counsel on all complaints and legal matters for this meeting.

* * * * *

Agenda Item: Review of Calendar

Commission-sponsored required core continuing education courses will be held on July 24th, 2014, at Gallaudet University for real estate licensees.

The National Association of Real Estate Brokers, Inc. Annual Conference will be held in Baltimore, Maryland from July 25-31, 2014.

The examination reviews of the broker, salesperson, and broker examinations will be conducted on August 20 and 21, 2014.

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Agenda Item: Review of Calendar (cont'd)

The ARELLO Annual Conference will be held in Philadelphia, Pennsylvania from September 17-21, 2014.

The National Association of Realtors Convention and Expo will be held in New Orleans, La. from November 7-10, 2014.

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Gulstone, the Commission unanimously voted to authorize the attendance of Commissioner Helen Dodson at the ARELLO Investigator Workshop from October 28-30, 2014.

2014 Meeting dates

| | | |
|------------------------|---------------------------|------------------------|
| January 14 | February 11 th | March 11 th |
| April 15 th | May 13 th | June 10 th |
| July 8 | August – No meeting | September 9 |
| October 14 | November 18 | December 9 |

Agenda Item: Old Business

Review of Examinations – August 20 and 21, 2014

Agenda Item: New Business

- A. Proposed Commission-sponsored Seminars – summer 2014. The Commission-sponsored Continuing Education course will be held on July 24th, 2014, at Gallaudet University.
- B. Commissioner Duncanson and Education Specialist Kevin Cyrus noted topics discussed at the June 20th 2014, Real Estate Educators Association Annual Conference in Scottsdale, Arizona . Topics included ethics as it pertains to privacy and identity theft. Chairman Duncanson noted his gratification in meeting with Mr. Sam Henderson, one of the few individuals that has earned the REEA Distinguished Real Estate Instructor, designation (DREI).
- C. The Commission welcomes Helen Dodson, a former DC Real Estate Commissioner and accomplished real estate broker. Ms. Dodson was re-appointed to the DC Real Estate Commission. Staff is in the process of securing a DCRA building access identification card for Commissioner Dodson.
- D. DCAR has invited Chairman Duncanson to speak at their luncheon at the Washington DC Association of Realtors (DCAR) headquarters on Thursday, July 10th, 2014.

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Agenda Item: New Business cont'd

- E. Commissioner Gulstone has accepted the invitation to attend Commissioner College at the ARELLO Annual Conference in Philadelphia, PA from September 17-21, 2014.
- F. The Commissioners discussed commentary pertaining to the Business Regulatory Reform Task Force. Specifically, Commissioners and staff discussed means of facilitating the business and occupational licensure process. Mr. Cooks conveyed the idea of educating public consumers through a single forum, to be held at Gallaudet University, featuring all Boards and Commissions. The Occupational and Professional Licensing Division (OPLD) would notify all DC Council constituent services offices, as well as send out email blasts to licensees and pertinent list-serves.
- G. Commissioners discussed potential sources of compilation for material to be included in a presentation on historic D.C., which would be delivered at the 2014 ARELLO Annual Conference in preparation for the 2015 annual conference in Washington, DC. Commissioner Ricks and Leon Lewis are currently reviewing videos for presentation sent to them from Destination DC.
- H. Commissioners discussed new District Government mandates regarding the travel advance approval process.
- I. It was recommended that the Agency Disclosure and Real Estate Transactions in the District of Columbia pamphlet be updated.

Agenda Item: Correspondence

- None

Agenda Item: Next Meeting

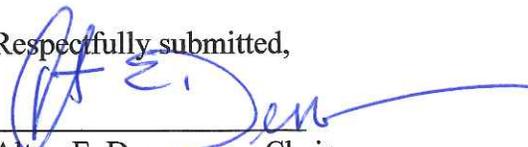
The next meeting is scheduled for September 9th, 2014, at 10:30 am at 1100 4th Street, SW, Room 300B, Washington, DC 20024

Agenda Item: Adjournment

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Gulstone, the Commission unanimously voted to adjourn. Meeting adjourned at 11:59 am.

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Respectfully submitted,



Alton E. Duncanson, Chair

9/9/14

Date

Recorder: Jason Sockwell
Attachments

Draft prepared by Jason Sockwell and finalized by Leon W. Lewis, Program Liaison



DISTRICT OF COLUMBIA
Real Estate Commission

ADDRESS ALL COMMUNICATIONS
TO THE COMMISSION

MEMORANDUM

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

FROM : EDUCATION COMMITTEE
: Tony Duncanson, Chair
: Monique Owens
: Jo Ricks
: Kevin Cyrus, Education Liaison

DATE : July 8, 2014

SUBJECT : Education Committee Meeting Report before the Commission

The following **Endorsement Applications** were **Approved** by the Education Committee since the June 10, 2014 meeting:

| | | | |
|----------|----------|-------------|----------------|
| Gina | Jones | SALESPERSON | FLORIDA |
| Saroj | Corr | SALESPERSON | WASHINGTON |
| Allyson | Abrams | SALESPERSON | MICHIGAN |
| Samuel | King | SALESPERSON | NEW YORK |
| Scott | Reid | BROKER | CALIFORNIA |
| Stephen | Thomas | SALESPERSON | CALIFORNIA |
| Nedvonne | Young | SALESPERSON | NEW YORK |
| Sean | McDuffie | SALESPERSON | GEORGIA |
| RoCarol | Manning | SALESPERSON | NORTH CAROLINA |
| Darren | Gibson | BROKER | VIRGINIA |

CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the June 10, 2014 meeting:

| <u>Course</u> | <u>Instructor Name</u> | <u>Course #</u> |
|--|------------------------|------------------------|
| Greater Capital Area Association of Realtors | | |
| Virginia Mandatory Contract Review | Mark Somerville | 12954 |
| Solving Seller Issues | Colleen Smyth | 12948 |
| Today's Lending Environment | Michelle Mathews | 12949 |
| Basics of Government Lending Programs | | Michelle Mathews 12950 |
| Strategies in a Multiple Offer Market | Suzanne Feinstein | 12951 |
| HUD - 1 | John Coester | 12952 |
| Closing Documents | John Coester | 12953 |
| Enhance Your Brand & Protect Your Clients with Data Privacy and Security | Michael McAllister | 12944 |
| Mortgage Financing | Asa Council | 12946 |
| VA Financing | Asa Council | 12947 |
| FHA Financing | Asa Council | 12945 |



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CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the June 10, 2014 meeting (Continued):

| <u>Course</u> | <u>Instructor Name</u> | <u>Course #</u> |
|---|--|---|
| Dias Real Estate Academy Instructor Approval | Stu Reynolds | Ethics - 12411 Fair Housing - #12414 DC Legislative Update - 12409 Financing Issues / Update - 12466 Contracts - 12588" |
| Instructor Approval | John Wuestman | Ethics - 12411 Fair Housing - #12414 DC Legislative Update - 12409 Financing Issues / Update - 12466 Contracts - 12588 Case Studies in Ethics, Flipping & Predatory Lending - #12652 Maryland Real Estate Legislative Update - #12413 Tax Law Update - #12412" |
| Instructor Approval Instructor Approval Instructor Approval | Michelle Woods Robert Witters Larry Hudson | Short Sales and the Role of the Title Company - #12784 Fair Housing - #12414 Fair Housing - #12414 Ethics - #12411 Contracts - #12588 Tax Law Update - #12412 Foreclosure / Foreclosure Law - #12408 Short Sale Basics - #12410 Short Sales & the Role of Title Co. - #12784" |
| Instructor Approval | Tyrone Whitby | Fair Housing - #12414 Ethics - #12411 Contracts - #12588 Tax Law Update - #12412 Foreclosure / Foreclosure Law - #12408 Short Sale Basics - #12410 Short Sales & the Role of Title Co. - #12784" |
| Instructor Approval | Kenneth Dias, Jr. | Fair Housing - #12414 |
| HPDS - Henderson Professional Development Seminars | Samuel Henderson Glenn Hudson | Real Estate Development Empowerment Training |



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Real Estate Commission

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| <u>Course</u> | <u>Instructor Name</u> | <u>Course #</u> |
|---|------------------------|-----------------|
| InterNACHI Home Energy Efficiency for the Real Estate Professional | Ben Gromicko | 12942 |
| Real Estate Institute MREC Agency - Residential | Christian E. Erichsen | ##### |

The following provider course/instructor applications were **Deferred** by the Education Committee since the June 10, 2014 meeting:

Realty Exchange Corporation How to Do A 1031 Like-Kind Exchange Needs ELC certification

CE BANKING. To date, 32 schools have applied and are approved to offer 315 approved courses through the new PULSE CE Banking system for the 2013 - 2015 renewal cycle.

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

APPLICATION LIST

LIST # 7

July 8, 2014

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

| | |
|--|---|
| AHMED KHANQAHI, MIAN , Salesperson Tristate Premier Realty LLC | APPROVED ✓ DEFERRED DENIED |
| BAILEY, MEGAN , Salesperson Professional Realty Services | APPROVED ✓ DEFERRED DENIED |
| ESTES-IJEOMAH, RACHELLE , Salesperson Direct Enterprises LLC | APPROVED ✓ DEFERRED DENIED |
| FIKRU, GENENE , Salesperson DRACHMAN LLC | APPROVED ✓ DEFERRED DENIED |
| GBAJOBI, SUNDAY , Salesperson Fairfax Realty Inc. | APPROVED ✓ DEFERRED DENIED |
| HOWARTH, KATE , Salesperson H&R Retail | APPROVED ✓ DEFERRED DENIED |
| HUNDLEY, JEAN , Salesperson Bennett Team Investments LLC | APPROVED ✓ DEFERRED DENIED |
| KATZ, JOSHUA , Salesperson Sutton & Associates Inc. | APPROVED ✓ DEFERRED DENIED |
| KERNS, MICHELLE , Salesperson Jones Lang LaSalle Americas Inc. | APPROVED ✓ DEFERRED DENIED |
| LYONS, SHALITA , Salesperson KBM Realtors LLC | APPROVED ✓ DEFERRED DENIED |
| OGBEBOR, EFOSA SADIQ , Salesperson Fairfax Realty Inc. | APPROVED ✓ DEFERRED DENIED |
| OLUMBA, UZOMA , Salesperson Fairfax Realty Inc. | APPROVED ✓ DEFERRED DENIED |
| PULLIAM, DENISE , Salesperson Keller Williams Capital Properties | APPROVED ✓ DEFERRED DENIED |
| TESFAYE, ROMAN , Salesperson Nexmann Realty LLC | APPROVED ✓ DEFERRED DENIED |
| THORNTON, JUSTIN , Property Manager Yarmouth Mgt Co. | APPROVED ✓ DEFERRED DENIED |
| WALLACE, MYRA , Salesperson Tristar Realty Inc. | APPROVED ✓ DEFERRED DENIED |
| XU, XIAOYING , Salesperson Seneca Real Estate Inc. | APPROVED ✓ DEFERRED DENIED |
| <i>McNeil, Mark</i> ^{Director Enterprises} Salesperson | 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 |
| <i>[Signature]</i> | 7/8/14 |
| APPLICATION EXAMINER | DATE |
| <i>[Signature]</i> | 7-8-14 |

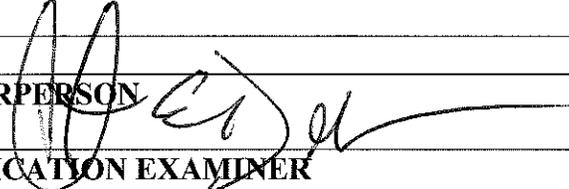
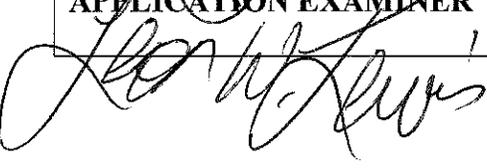
APPLICATION LIST
LIST # 7
July 8, 2014

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

| | |
|---|---|
| ADAIR, KIRK, Salesperson Tristar Realty Inc. | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| BRIGGS, JUSTIN, Salesperson Bennett Team Investments LLC | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| CASEY, JENNIFER, Property Manager | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| DAVIS, GWENDOLYN, Salesperson Allegiance Realty Partners LLC | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| HOME BUYERS MARKETING IINC Corporation | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| JOHNSON, TERRI, Salesperson New Wave Investments LLC | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| JOHNSON-BROWN, PAULINE, Independent Broker | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| KRPTONITE REALTY LLC Limited Liability Company | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| DIVBAND, KASRA, Salesperson Redfin Corporation | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| LEE, WAYNE, Associate Broker The Real Estate Resource Center inc. | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| MORRIS, MARK, Associate Broker Fairfax Realty of Georgetown LLC | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| *SHRYOCK, CHARLES, Independent Broker | APPROVED <input type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input checked="" type="checkbox"/> |
| RIOS, ADELA MERCEDES, Salesperson Metro Referral Associates Inc | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| WILLIAMS, KATHERINE, Salesperson Upper Marlboro Preferred Properties LLC | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/> |
| YOUNG, DARCIA GIBSON, Property Manager | APPROVED <input checked="" type="checkbox"/> DEFERRED <input checked="" 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 | DATE |
|  | 7/8/14 |
| APPLICATION EXAMINER | DATE |
|  | 7-8-14 |