

**District of Columbia Real Estate Commission**  
**November 18, 2014**  
**Minutes**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, November 18, 2014, at 1100 4<sup>th</sup> Street, S.W., Room 300B, Washington, D.C. 20024. The Commission did not meet on November 11, 2014, because of the Veterans Day holiday. At 10:10 am the Commission held its executive session (closed to the public) to discuss the Legal Committee Report, applications for licensure and that of the legal counsel. Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Smith, the Commission voted unanimously to go into executive session.

\* \* \* \* \*

The public session of the meeting was called to order by Chairman Alton E. Duncanson at 10:55 am and attendance was taken.

**Attendance**

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

Absent: Monique Owens

Staff: Clifford P. Cooks, Program Manager, Leon Lewis, Program Liaison, Kevin  
Cyrus, Education Liaison, George Batista, Investigator, Steve Parker,  
Investigator, Occupational and Professional Licensing Division, Wilfred Usher,  
Investigator, Regulatory Investigations Section, Business and Professional  
Licensing Administration

Legal Counsel: Kia Winston, Assistant Attorney General

Public: No members of the public were present during the public session.

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**Agenda Item: Comments from the Public**

There were no public consumers present during the public session.

\* \* \* \* \*

**Agenda Item: Minutes**

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Dodson, the Commission voted unanimously to accept draft minutes dated October 14, 2014, with corrections.

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**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Dodson, the Commission unanimously voted to approve license application List #11, attached hereto and made a part of the November 18, 2014, minutes.

\* \* \* \* \*

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

In the matter of Lily Yoseph and Brandon Green, DBA Keller Williams Realty - #201410388 – Defer.

In the matter of Michael Rankin & Tutt, Taylor & Rankin Real Estate, LLC – Issue a Consent Order with the imposition of a \$1,000.00 fine against brokerage and Informal Admonition against Michael Rankin

Staci Vest vs. Kenneth Brown, Nelia Palmeiro, Quasar Property Management – Refer for an investigation

Craig McCullough vs. GHA Community Management, LLC – Close; no violation

Evangeline Covington vs. James Speight, Koy Banks – Close; no violation

Wanda Harris vs. Roderick Russell, Arouna Koroma, Gregory Bennett, Exit Bennett Realty – Defer

Jo Ann Henderson vs. William Holbrook III, Long & Foster Real Estate, Inc. Defer

Ann Orr vs. Peggy Ferris – Close; civil matter

Anonymous vs. Jeff Lockard and Joseph Poduslo – Staff to request response

Shofali Jindal vs. Neighbor City – Close; no jurisdiction

In the matter of Re/Max Xecutex – Send to DCRA Office of General Counsel for the preparation of a Notice of Intent to Discipline

Michael and Lakshmy Mahon vs. Theresa Taylor and Evan Malka Davis – Send for an investigation

In the matter of Kellie A. Will – Send for an investigation

McDermid vs. James Rayborn – Close; no violation

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November 18, 2014  
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**Agenda Item: Complaints and Legal Committee Recommendations cont'd**

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

\* \* \* \*

**Agenda Item: Education Items**

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the November 18, 2014, minutes.

\* \* \* \*

**Agenda Item: Budget**

Mr. Cooks provided a financial update to the Commission.

\* \* \* \*

**Agenda Item: Legal Counsel Report**

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

\* \* \* \*

**Agenda Item: Review of Calendar**

The ARELLO Leadership Symposium is in Miami, Florida from January 6-8, 2015.

The ARELLO Mid-Year Meeting is in Albuquerque, New Mexico from April 15-18, 2015.

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

The Historic Preservation seminars are in May 2015 (exact dates TBD).

Commission-sponsored continuing education seminars (TBD).

The Real Estate Educators Association Annual Meeting is in Storrs, Connecticut at the University of Connecticut from June 18-22, 2014.

The National Association of Real Estate Brokers, Inc. Annual Conference is in (TBD).

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**Agenda Item: Review of Calendar cont'd**

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

\* \* \* \* \*

**Agenda Item: Old Business**

No old business was discussed at this meeting.

\* \* \* \* \*

**Agenda Item: New Business**

- A. Regarding continuing education core classes and requirements for cycles 2015-2017, the following motion was voted on: Upon motion duly made by Commissioner Dodson and properly seconded by Commissioner Ricks, the Commission unanimously voted to require the following continuing education courses:

DC Fair Housing – 3 hours;  
DC Legislative Update – 3 hours;  
Financial Issues Update – 3 hours; and  
six hours of electives.

- B. The investigators, George Batista, Steve Parker, presented a written report of the ARELLO Investigator Workshop in Columbus, Ohio from October 28-30, 2014. attached hereto and made a part of the November 18, 2014, minutes.
- C. Regarding legislation involving the Real Estate Guaranty and Education Fund, the following motion was voted on: Upon motion duly made by Commissioner Dodson and properly seconded by Commissioner Ricks, along with a friendly amendment by Commissioner Gulstone that was accepted and approved unanimously, the Commission unanimously voted to amend DC Code Section 42-1707(c)(d) to increase the maximum amount to satisfy a final judgment from \$50,000.00 to \$100,000 payable from the Real Estate Guaranty and Education Fund, and to include other proposed real estate legislation in the bill to be sent to the City Council for passage.
- D. Regarding the regulation governing the Real Estate Guaranty and Education Fund, the following motion was voted on: Upon motion duly made by Commissioner Pietranton

and properly seconded by Commissioner Ricks, the Commission unanimously voted to amend DCMR Section 2704.3 governing the minimum and maximum amounts of the Fund to raise the maximum amount allowed in the Fund from \$3,500,000 to \$5,000,000.

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**Agenda Item: New Business cont'd**

- E. Regarding appointments, Chairman Duncanson appointed Commissioner Dodson to the Education Committee and Commissioner Pietranton to the Legal Committee. Commissioner Pietranton recommended that a vice chair be appointed.
- F. Chairman Duncanson and the Commissioners commended staff member Kevin Cyrus for an excellent job done on the annual report document.
- G. Chairman Duncanson stated that he attempted unsuccessfully to return a telephone call from a Washington Post reporter regarding regulations passed in Maryland requiring their licensees to verify licensing information on contractors, home warranty companies, etc., and to give links of government licensing agencies to consumers to better protect the public. He stated that DC is not proposing at this time such regulations for licensees in the District.

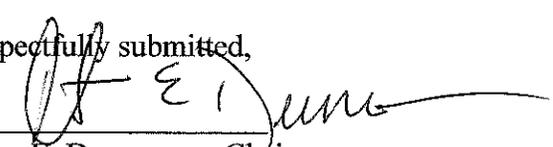
**Agenda Item: Next Meeting**

Next Scheduled Regular Meeting, December 9, 2014  
1100 4<sup>th</sup> Street, SW, Room 300B, Washington, DC 20024

**Agenda Item: Adjournment**

Upon motion duly made by Commissioner Dodson and properly seconded by Commissioner Ricks, the Commission unanimously voted to adjourn. Meeting adjourned at 11:38 am.

Respectfully submitted,

  
\_\_\_\_\_  
Alton E. Duncanson, Chair

12-9-14  
Date

Recorder: Kevin Cyrus  
Attachments

Minutes prepared by Leon W. Lewis



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** : November 18, 2014

**SUBJECT** : Education Committee Meeting Report before the Commission

The following **Endorsement Applications** were **Approved** by the Education Committee since the October 14, 2014 meeting:

Robert	Kilroy	BROKER	MAINE
Paul	Yanoshik	BROKER	MARYLAND
Michael	Bediones	SALESPERSON	HAWAII
Nina	Smirnova	SALESPERSON	VIRGINIA

**CE/PL APPLICATIONS:** The following provider course/instructor applications were **approved** by the Education Committee since the October 14, 2014 meeting:

<u>Course</u>	<u>Instructor Name</u>	<u>Course #</u>
<b>Academy of Real Estate</b>		
Instructor Approval	Krista Ellis	12271
<b>DC Building Industry Association - DCBIA</b>		
State of the Leasing Market	Daniel Dooley	12984
State of the Sales Market	James Meisel	12985
<b>Counselors School of Real Estate</b>		
Instructor Approval	Michael Ridgway	DC Financing Issues #12561 DC Legislative Update #12122 Ethics #12120 The Regional Contract #12123
<b>Greater Capital Area Association of Realtors – GCAAR</b>		
Advising Foreign National Real Estate Clients	Lisa Britton	12982
Anatomy of a House - Secrets Revealed	Vimal Kapoor	12983



DISTRICT OF COLUMBIA  
**Real Estate Commission**

ADDRESS ALL COMMUNICATIONS  
TO THE COMMISSION

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November 18, 2014

**CE/PL APPLICATIONS:** The following provider course/instructor applications were **approved** by the Education Committee since the October 14, 2014 meeting:

**McKissock, LP**

How is the Legalization of Marijuana  
Affecting the Real Estate Market?

Robert Fleck

12989

NO provider course/instructor applications were **Deferred** by the Education Committee since the October 14, 2014 meeting:

**CE BANKING.** To date, 32 schools have applied and are approved to offer 335 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 # 11  
November 18, 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**

BOONE, JAMIE, Associate Broker New Millennium RE Inc.	APPROVED	DEFERRED	DENIED
REHAK, KURT, Independent Broker	APPROVED	DEFERRED	DENIED
ZAMORA, JUAN, Salesperson Seneca Real Estate Inc.	APPROVED	DEFERRED	DENIED
WEINER, Linda Ann, Salesperson A-K Real Estate Inc.	APPROVED	DEFERRED	DENIED
ULICK, GLENN EDWARD, Salesperson G & E Real Estate Management Services Inc.	APPROVED	DEFERRED	DENIED
SUAREZ, JAVIER, Salesperson Capital Metro Properties LLC	APPROVED	DEFERRED	DENIED
SKINNER, HEATHER, Salesperson Long & Foster Real Estate Inc.	APPROVED	DEFERRED	DENIED
SHERRILL, ANGELA MARIE, Associate Broker Professionals LLC	APPROVED	DEFERRED	DENIED
PIERCE, BENJAMIN ALEXANDER, Salesperson NRT Mid-Atlantic LLC	APPROVED	DEFERRED	DENIED
MISTRETTA, STEPHEN JAMES, Salesperson Uniwest Jefferson Inc.	APPROVED	DEFERRED	DENIED
MARTINEZ, MARTHA, Associate Broker Long & Foster Real Estate Inc.	APPROVED	DEFERRED	DENIED
GUILLIAMS, DAVID, Salesperson Weichert Company of MD Inc.	APPROVED	DEFERRED	DENIED
GARDNER, ANDREW OLCOTT HAWTHORNE, Principal Broker CF Lane LLC	APPROVED	DEFERRED	DENIED
GADDY-CRAWFORD, LATONYA, Salesperson Ziprealty Inc.	APPROVED	DEFERRED	DENIED
CARMICHAEL, MELISSA, Salesperson M Squared Real Estate LLC	APPROVED	DEFERRED	DENIED
MOMENTUM MANAGEMENT LLC Limited Liability Company	APPROVED	DEFERRED	DENIED
WALKER, MARY KIMBALL, Property Manager	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
APPLICATION EXAMINER	DATE

*[Handwritten Signature]*

*11-18-14*

**DC REAL ESTATE COMMISSION  
APPLICATION LIST  
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**REINSTATEMENT**

<b>DIMATTINA, DAVID</b> , Associate Broker Long & Foster Real Estate Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>GLADDEN, KENNETH</b> , Salesperson Long & Foster Real Estate Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>STONE, TIFFANY</b> , Salesperson Fairfax Realty Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>RUZECKI, JOSEPH</b> , Salesperson Wright Capital Realty Group Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>RONES, STEPHANIE</b> , Salesperson Taylor Properties	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>ROMERO, HUGO</b> , Salesperson NRT Mid-Atlantic LLC	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>POOLE, LAJUAN</b> , Salesperson Real Estate Row Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>PINKNEY, RAQUEL</b> , Salesperson Taylor Properties	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>NEWMAN, LANNY</b> , Salesperson Long & Foster Real Estate Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>NAZATI, CARLOS</b> , Salesperson Cornerstone Real Estate LLC	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>MICHAELS, AMY</b> , Salesperson W.C. & A.N. Miller A Long & Foster Company	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>MASSIE, JEFFERY</b> , Salesperson Broad Street Realty LLC	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>JACKSON, FRANKLIN</b> , Salesperson Ghanahaitian Properties LLC	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>HOWARD, REGINA</b> , Salesperson Fairfax Realty Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>HARPER, JENNIFER GALE</b> , Salesperson Urban Pace LLC	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>
<b>GRAVES, VELMA</b> , Salesperson Trademark Realty Inc.	<b>APPROVED</b>	<b>DEFERRED</b>	<b>DENIED</b>

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<b>CHAIRPERSON</b>	<b>DATE</b>
<b>APPLICATION EXAMINER</b>	<b>DATE</b>

*[Handwritten Signature]*

*11-18-14*

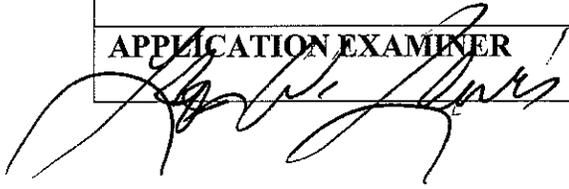
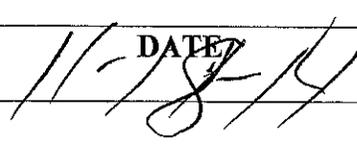
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**REINSTATEMENT**

GILLEY, MARK, Salesperson Darjas, LLC	APPROVED	DEFERRED	DENIED
EDWARDS, CAROL, Salesperson Investors Advantage Realty	APPROVED	DEFERRED	DENIED
BURRIS, IAN, Salesperson Margaret Lamberton	APPROVED	DEFERRED	DENIED
BROWN GARRETT, DAWN, Salesperson A-Pro Managers LLC	APPROVED	DEFERRED	DENIED
BLOCKER, ANTHONY, Salesperson Exit Spivey Professional Realty	APPROVED	DEFERRED	DENIED
ATCHISON, DONALD, Associate Broker Greysteel Company LLC	APPROVED	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED

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<b>CHAIRPERSON</b>	<b>DATE</b>
	
<b>APPLICATION EXAMINER</b>	<b>DATE</b>



DISTRICT OF COLUMBIA  
Department of Consumer and Regulatory Affairs  
**Occupational and Professional Licensing Administration**

**Memorandum**

**TO:** DC Real Estate Commission

**FROM:** George Batista, Investigator  
Steve Parker, Investigator

**DATE:** November 18, 2014

**SUBJECT:** Synopsis of the ARELLO Investigator Workshop in Columbus, Ohio

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On October 28-31, 2014, we attended the ARELLO Investigation Workshop in Ohio. The workshop was informative and provided us with information regarding the different aspects of Real Estate related investigations. Topics discussed were provided by experience real estate investigators and attorneys from across the country. Topics included Timeshare and resale scams, Real Estates Role in Human Trafficking, and Interview Statement Analysis. A synopsis of the workshop follows:

**WORKSHOP SYNOPSIS**

**DAY 1**

**TIMESHARE AND RESALE SCAMS – PANEL DISCUSSION**

Representatives from the U.S Postal Service, Secure US Corp and Wyndham Vacation Resorts discussed the various scams currently being seen in the arena. One topic concerned immediate red flags which was the requirement of advanced fees. This topic was informative.

**WELCOME RECEPTION**

The reception was well attended and provided us the opportunity to network with investigators from across the country.

**DAY 2**

**REAL ESTATES ROLE IN HUMAN TRAFFICKING**

This was presented by David Pauly of the Ohio Bureau of Criminal Investigations. It was very informative and discussed how some vacant properties have been used as a haven for criminal activity involving the trafficking of persons for prostitution. Mr. Pauly



DISTRICT OF COLUMBIA  
**Real Estate Commission**

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 : Jo Ricks  
 : Kevin Cyrus, Education Liaison

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