

District of Columbia Real Estate Commission
May 10, 2016
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, May 10, 2016, 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 9:30 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 Josephine Ricks at 10:00 am and attendance was taken.

Attendance

Commission Members Present: Josephine Ricks, Monique Owens, Ulani Gulstone, Frank Pietranton, Darrin D. Davis, Danai Mattison

Members Absent: Christine Warnke

Staff: Leon W. Lewis, Executive Director, Clifford P. Cooks, Program Manager, Kevin Cyrus, Education Liaison, Kathy Thomas, Education Specialist, Stephanie Johnston, Program Support Specialist, George Batista, Investigator, Asia Dumas, Investigator, Occupational and Professional Licensing Division, Business and Professional Licensing Administration

Legal Counsel: Kia Winston

Public Consumers Present: None

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Agenda Item: Comments from the Public

There were no comments from the public at this meeting.

Agenda Item: Minutes

Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Sky, the Commission voted unanimously to accept draft minutes as amended dated April 12, 2016.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Owens, the Commission unanimously voted to approve Application List #5, attached hereto and made a part of the May 10, 2016, minutes.

Agenda Item: Complaints and Legal Committee Recommendations

In the matter of JB Group, LLC d/b/a Keller Williams Realty and James Quinn, broker – Consent Orders issued were not signed by respondents – Request the preparation of a Notice of Intent to take Disciplinary Action re: proposed fines.

In the matter of Marianne Lawrence re: a complaint filed by Ariel Glickman – Close, no violation; request that unit investigator track the outcome of the identity case with the Metropolitan Police Department.

Inquiry from Fritz Hubig, licensee, re: advertising and marketing materials – Staff to send letter to Mr. Fritz re: regulations in effect governing advertising and marketing materials and registration of trade names.

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Davis, 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 Pietranton and properly seconded by Commissioner Sky, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the May 10, 2016, 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

The NAR Mid-Year Meeting is in Washington, DC from May 9-14, 2016 (ARELLO-NAR Meeting TBD)

The Historic Preservation seminars are on May 20, 2016, at Gallaudet University, (Kellogg Conference Center).

Commission-sponsored continuing education seminars are on June 17 at Gallaudet University (Kellogg Conference Center).

The Real Estate Educators Association Annual Meeting is in Denver, Colorado from June 10-12, 2016.

The National Association of Real Estate Brokers, Inc. Annual Conference is in Long Beach, Ca. from August 12-16, 2016.

The ARELLO Annual Conference is in Vancouver, British Columbia from September 21-25, 2016

The NAR Annual Convention is in Orlando, Florida from November 4-7, 2016.

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Agenda Item: Old Business

Commissioners not having DC government e-mail addresses are still having trouble reaching appropriate personnel within the Mayor's Office of Talent and Appointments.

Agenda Item: New Business

- A. Report – ARELLO Mid-year Meeting – April 14-16, 2016 – Commissioners Gulstone and Pietranton attended the ARELLO Mid-year Meeting in Atlanta, Georgia. Commissioner Gulstone reported that the Fair Housing Committee, of which she serves as vice chair to Chairperson Ricks, sponsored a dynamic speaker and presenter in Lisa Rice, National Fair Housing Alliance. Her highlights included REO housing cases, as well as transactions involving all cash buyers leading to a new form of discrimination involving Europeans. There was also a discussion on a Risk Management Committee. Commissioner Pietranton added that he attended several ARELLO committee meetings and all were very informative.
- B. Regarding the ARELLO Investigator Workshop from April 11-14, 2016, investigators George Batista and Asia Dumas presented a report, attached hereto, and made a part of the May 10, 2016, minutes.
- C. Regarding the CLEAR Board Member Training on June 6, 2016, Commissioners Sky and Davis to attend. It will be held at the historic Sumner school.
- D. The following appointments were made by Chairperson Ricks: Darrin D. Davis to serve on the Legal Committee and Danai Mattison to serve on the Education Committee.
- E. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Sky, the Commission voted to authorize the attendance of Commissioners Ricks, Owens, Davis, Sky and staff person Leon Lewis. Expenditures to be paid from the Real Estate Guaranty and Education Fund.
- F. Identify Theft Cases – The Education Coordinator, Kevin Cyrus, was requested to publicize identity theft schemes being done illegally.
- G. Legal Committee Chair Gulstone provided a summary of several bills before the City Council, including a bill to increase the penalties for a violation of the District's construction code or zoning regulations, a bill that limits the amount of late fees a landlord may charge a tenant for unpaid rent, and a bill to transform certain vacant, blighted-vacant, condemned, and vacant-true real property into affordable housing accommodations.

Agenda Item: Correspondence

None

Agenda Item: Next Meeting

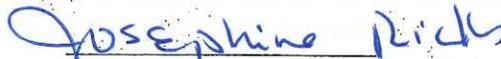
Next Scheduled Regular Meeting, June 14, 2016
1100 4th Street, SW, Room 300B, Washington, DC 20024

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Agenda Item: Adjournment

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Sky, the Commission unanimously voted to adjourn. Meeting adjourned at 11:10 am.

Respectfully submitted,


Josephine Ricks, Chairperson

6-14-16
Date

Recorder: Stephanie Johnston, Program Support Specialist
Attachments

Minutes prepared by Leon W. Lewis, Executive Director



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OCCUPATIONAL AND PROFESSIONAL LICENSING
ADMINISTRATION

Memorandum

To : DC Real Estate Commission

From : George Batista, Investigator *GB*
Asia Dumas, Investigator *AD*

Date : May 3, 2016

Subject : Synopsis of the ARELLO Investigator workshop in Atlanta, Georgia

On April 12-14, 2016, we attended the ARELLO Investigator Workshop in Atlanta, Georgia. The workshop was informative and provided us with information regarding the different aspects of Financial Records Examination and Analysis in real estate related investigations. Topics discussed were provided by formal experience federal investigators. Investigative training workshop included, Badges of Fraud, Financial Profiling and Money Laundering Basics, Analyzing Financial Records, Bank Records Leads and Indicators, Bank Statement Analysis, Data Mining, Communicating your Case, and Reconciling Business Records. A synopsis of the workshop follows:

DAY 1

BADGES OF FRAUD, MONEY LAUNDERING BASICS, ANALYSING FINANCIAL RECORDS AND BANK RECORDS LEADS & INDICATORS

Instructors from the National White Collar Crime Center presented the above topics and demonstrated to us how to analyze and identify the redirection of business funds. This block of instruction was very informative.

WELCOME RECEPTION

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

DAY 2

This block of instruction was presented by a member of the National White Collar Crime Center and she demonstrated how to determine inconsistencies, or unexplainable changes in the bank statement. Once the bank statement is analyzed from different perspectives and summarized it into useful information, the investigator would use data mining software that allows the user to analyze data from many different dimensions or angles, categorizing and summarizing the relationships identified.

DAY 3

INVESTIGATOR OF THE YEAR AWARD PRESENTATION

Peter Bale, CREI, from the Oregon Real Estate Agency (OREA), was this year's recipient and his investigation involved a real estate fraud involving 20 complainants with a total of 51 allegations/violations. It covered 7 commercial properties and the mishandling of millions of investors' funds. The respondent was found to have committed numerous violations and OREA Commissioner signed and issued the final Order to revoke the respondent's license.

CLOSING REMARKS

Closing remarks were made emphasizing that this training workshop was pushed to coincide with the mid-year meeting.

Overall, we found aspects of these discussions useful to our investigative duties at DCRA and we look forward to attending additional workshops in the future.



MEMORANDUM

TO : Members of the DC Real Estate Commission

FROM : EDUCATION COMMITTEE
Josephine Ricks, Chair
Monique Owens
Christine Warnke
Kevin Cyrus, Education Coordinator
Kathy Thomas, Education Liaison Specialist

DATE : May 10, 2016

SUBJECT : Education Committee Meeting Report before the Commission

Seven (7) Endorsement Applications were approved by the Education Committee since the April 12, 2016 meeting:

The following (1) Waiver Application was deferred by the Education Committee since the April 12, 2016 meeting:
Nigel Shamash

CE/PL APPLICATIONS: The following provider course/instructor/renewal applications were approved by the Education Committee since the April 12, 2016 meeting:

1. Coldwell Banker Residential Brokerage

Course Title	Instructor	Course ID#
Principles and Practices of Real Estate Salespersons	Renee Davis	N/A

2. GCAAR – Greater Capital Area Association of Realtors

Course Title	Instructor	Course ID#
Walking The Tightrope Between Agency and Ethics	Mary Chieppa	13130
Agency Disclosure In The Real World	Thomas Brockett	13131
Understanding The Needs of Your Client	Thomas Brockett	13132
Negotiating The Best Contract	Thomas Brockett	13133
What You Don't Know About Credit Can Hurt You	Michelle Matthews	13134

CE BANKING. To date, 54 schools have applied and are approved to offer 1,185 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

APPLICATION LIST

LIST # 5

May 10, 2016

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

AGUILAR, RODOLFO, Salesperson Spring Hill Real Estate LLC	APPROVED ✓	DEFERRED	DENIED
BERRI, ABDALI, Salesperson A-K Real Estate Inc.	APPROVED ✓	DEFERRED	DENIED
BRYANT, DONALD, Salesperson City Properties LLC	APPROVED ✓	DEFERRED	DENIED
COLERIDGE-TAYLOR, ELIZABETH, Salesperson Alexandria Ventures LLC	APPROVED ✓	DEFERRED	DENIED
COTHRAN, TONYA, Salesperson BML Properties Realty LLC	APPROVED ✓	DEFERRED	DENIED
FRATZ, MICHAEL, Salesperson DCRE Residential LLC	APPROVED ✓	DEFERRED	DENIED
KELLY, TANYA, Salesperson Pitt Street Associates LLC	APPROVED ✓	DEFERRED	DENIED
LAWRENCE, APRIL, Salesperson REALTYKA LLC	APPROVED ✓	DEFERRED	DENIED
LEWIN, SHARON, Salesperson New Wave Investments LLC	APPROVED ✓	DEFERRED	DENIED
MCLAUGHLIN, ANN, Salesperson MCENEARNEY ASSOCIATES INC.	APPROVED ✓	DEFERRED	DENIED
PAGET, ELLIE, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓	DEFERRED	DENIED
PATTERSON, TOI, Salesperson Realty Centre LLC	APPROVED ✓	DEFERRED	DENIED
PEEBLES, YARNETTA, Salesperson Bennett Team Investments LLC	APPROVED ✓	DEFERRED	DENIED
PENDLETON, WILLIAM, Salesperson NRT Mid-Atlantic LLC	APPROVED ✓	DEFERRED	DENIED
PERRY, MISHONNA, Salesperson White Plains Landmark LLC	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.

<i>Josephine H. Rich</i> CHAIRPERSON	<i>MAY 10, 2016</i> DATE
<i>[Signature]</i> APPLICATION EXAMINER	<i>5-10-16</i> DATE

APPLICATION LIST

LIST # 5

May 10, 2016

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

AHMAD, TAFSEER, Salesperson TC of Maryland LLC	APPROVED / DEFERRED	DENIED
AKINTUNDE, LORIELLE, Salesperson Stages Realty of Metro DC, LLC	APPROVED / DEFERRED	DENIED
AWAD, MARY, Salesperson MAVNAA INC	APPROVED / DEFERRED	DENIED
CHAMBERLAIN, NICOLE, Salesperson Fairfax Realty Inc.	APPROVED / DEFERRED	DENIED
COMINS, SHARI, Salesperson Capital Metro Properties LLC	APPROVED / DEFERRED	DENIED
DAVIS, DEREK, Salesperson City Properties LLC	APPROVED / DEFERRED	DENIED
EDISON, TESSASONIQUE, Salesperson City Properties LLC	APPROVED / DEFERRED	DENIED
HARTNETT, CHRISTOPHER, Salesperson City Properties LLC	APPROVED / DEFERRED	DENIED
JENKINS, JENNIFER, Salesperson Redfin Corporation	APPROVED / DEFERRED	DENIED
JOHNSON, REGINALD, Salesperson Fairfax Realty Inc.	APPROVED / DEFERRED	DENIED
LEONARD, VICTORIA, Salesperson Arlington Realty Inc.	APPROVED / DEFERRED	DENIED
MCINTYRE, BYRON, Salesperson William G. Buck & Associates Inc.	APPROVED / DEFERRED	DENIED
NEELY, NANCY, Principal Broker Ideal Realty Group Inc.	APPROVED / DEFERRED	DENIED
RODRIGUEZ, MARIA, Salesperson Fairfax Realty Inc.	APPROVED / DEFERRED	DENIED
RONES, STEPHANIE, Salesperson Taylor Properties	APPROVED / DEFERRED	DENIED

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<i>Josephine H. Rich</i> CHAIRPERSON	May 10, 2016 DATE
<i>[Signature]</i> APPLICATION EXAMINER	5-10-16 DATE

APPLICATION LIST

LIST # 5

May 10, 2016

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

RAMIREZ, RONAN, Salesperson City Properties LLC	APPROVED ✓	DEFERRED	DENIED
RICHARDSON, MARVIN, Salesperson Westgate Realty Group Inc.	APPROVED ✓	DEFERRED	DENIED
RUNDLETT, JONATHAN, Principal Broker Delure Realty LLC	APPROVED ✓	DEFERRED	DENIED
SUMMERS, JOHN, Salesperson City Properties LLC	APPROVED ✓	DEFERRED	DENIED
REALTYXOOM CORPORATION, Corporation	APPROVED	DEFERRED	DENIED
	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.

<i>Josephine H. Ricks</i>	<i>May 10, 2016</i>
CHAIRPERSON	DATE
<i>[Signature]</i>	<i>5-10-16</i>
APPLICATION EXAMINER	DATE