



**DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS  
OCCUPATIONAL AND PROFESSIONAL LICENSING DIVISION**

**District of Columbia Real Estate Commission  
1100 4<sup>th</sup> Street SW, Room E300 A-B  
Washington, DC 20024**

**Tuesday, March 12, 2019  
MEETING MINUTES**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, March 12, 2019 at 1100 4<sup>th</sup> Street, S.W., Room E 300A-B, Washington, D.C 20024.

The meeting was called to order by Chairman, Frank Pietranton at 11:01 am and attendance was taken.

**Attendance**

Commission Members Present: Frank Pietranton, Ulani Gulstone, Edward Downs, Monique Owens, Christine Warnke, David Forster

Telephone Conference: None

Members Absent: None

Staff Present: Kevin Cyrus, *Education Coordinator*, Asia Dumas, *OPLA Investigator*, Brittani Strozier Daise, *Commission Administrator*, Leon Lewis, *OPLA Executive Director*

Legal Counsel: Absent

Public Members Present: Edward Giles, Michelle Grant, Greg Evans, Katalin Peter, Hanna McClain, and Melvyn Williams

**Agenda Item – Executive Session:**

Upon a motion duly made by Commissioner Gulstone and properly seconded by Commissioner Downs, the Commission unanimously voted to enter into closed session during the legal committee meeting, pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding from 9:57 am to 10:05 am to discuss the matter of Edward Giles.

Upon a motion duly made by Commissioner Gulstone and properly seconded by Commissioner Forster, the Commission unanimously voted to enter into another closed session at 11:45 am to discuss the following matters: the matter of Melvyn Williams, complaints and technical applications.

The public session of the meeting was resumed at 12:21 pm and attendance was taken.

**Agenda Item - Comments from the Public:**

- A. Edward Giles- completed a fitness interview with the commission, pursuant to 17 DCMR 2623.3.
- B. Michelle Grant- provided information to the Commission regarding the matter of Michelle Grant et al. vs Randolph Perrin.
- C. Greg Evans- provided information to the Commission regarding the matter of Greg Evans vs. Darrin Davis and requested for the Commission to reconsider the case. The Commission requested for Mr. Evans to send a formal request with supporting documentation justifying his request.
- D. Hanna McClain- Property Manager with Rent the District and Property Legislative Chair of the National Association of Residential Property Managers (NARPM) discussed NARPM's interest in participating as a stakeholder in the Property Management Taskforce. The Commission shared with Ms. McClain the completed work of the taskforce. Ms. McClain advised that she submitted an application to fulfill the Property Management Vacancy on the Real Estate Commission.
- E. Melvyn Williams: requested for the Commission to reconsider his license revocation.
- F. Katalin Peter: discussed B23-173, "Accounting Clarification for Real Estate Professionals Amendment Act of 2019" and requested for the Commission to support the legislation.

**Agenda Item - Minutes**

Upon a motion duly made by Commissioner Forster and properly seconded by Commissioner Downs, the Commission unanimously voted to accept draft minutes dated February 12, 2019.

**Agenda Item- Application for Licensure Recommendations**

- A. Upon a motion duly made by Commissioner Forster and properly seconded by Commissioner Downs, the Commission unanimously voted to accept the Application List administratively approved by OPLA staff, attached hereto and made a part of the 3/12/2019 minutes.
- B. Upon a motion duly made by Commissioner Forster and properly seconded by Commissioner Downs, the Commission unanimously voted to accept the legal committee recommendations for the following technical and reinstatement applications, attached hereto and made a part of the 3/12/2019 minutes.

**Agenda Items – Complaints and Legal Committee Recommendations**

Upon a motion duly made by Commissioner Gulstone and properly seconded by Commissioner Downs, the Commission unanimously voted to accept the following legal committee recommendations:

1. In the matter of F. Howard, J. Archibald, Michelle Grant, S. Giles, and W. Fauntroy vs. Randolph Perrin - *forward to OPLA Investigations.*
2. In the matter of Patrick Nelson vs. Michael Greene- *close, civil matter resolved.*

3. In the matter of Lena Nchako vs. Precious Bankole- *hold in abeyance until courts render a decision.*
4. In the matter of Harley Russell vs. Millard Howard- *close, no violation.*
5. In the matter of Darryl Dennis vs. Robert Scott Mattingly- *close, no violation.*
6. In the matter of Tunisia Christian vs. Ricardo Gonzales- *close, no violation.*

#### **Agenda Item – Education Report**

Upon a motion duly made by Commissioner Owens and properly seconded by Commissioner Forster, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the March 12, 2019 minutes.

#### **Agenda Item – Budget**

Mr. Lewis is reported a balance of \$1.2 million.

#### **Agenda Item – Correspondence**

Letter from the Consumer Federation of America– given to each Commission member and staff person.

#### **Agenda Item – Old Business**

- A. Resumption of the Real Estate Guaranty Fund Assessment Fee- Leon Lewis discussed with the Commission the minimum balance that would trigger resumption of the assessment for the Fund. The Commission also discussed the maintenance of the Fund.
- B. Vote: Attendees for ARELLO Annual Conference- September 18 - 21, 2019- Upon a motion duly made by Commissioner Gulstone and properly seconded by Commissioner Forster, the Commission unanimously voted for Commissioner Pietranton, Commissioner Gulstone, Commissioner Downs, Commissioner Forster, Commissioner Owens, Brittani Strozier-Daise, and Leon Lewis to attend the ARELLO Annual Conference.
- C. Vote: Attendees for Real Estate Educators Association (REEA) Annual Conference - Upon a motion duly made by Commissioner Gulstone and properly seconded by Commissioner Forster, the Commission unanimously voted for Commissioner Owens and Kevin Cyrus to attend the REEA Annual Conference.
- D. Report – Testimony before Councilmember Anita Bonds- the Commission discussed the testimony submitted to Councilmember Bonds in the 2019 Performance Oversight Hearing and also discussed establishing complaint categories to strengthen how Real Estate Commission complaints are tracked.

#### **Agenda Item – New Business**

None

**Agenda Item: Next Meeting**

Next Scheduled Commission Meeting -4/9/2019  
1100 4<sup>th</sup> Street, SW, Meeting Rom 300 A-B  
Washington, DC 20024

**Agenda Item: Adjournment**

Upon a motion duly made by Commissioner Gulstone and properly seconded by Commissioner Owens, the Commission unanimously voted to adjourn at 1:10 pm.

Respectfully submitted,

  
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Frank Pietranton, Chair

4.9.2019  
Date

Recorder & Transcriber: Brittani Strozier Daise, Commission Administrator