

**District of Columbia Real Estate Commission
March 8, 2016
Minutes**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, March 8, 2016, at 1100 4th Street, S.W., Room 300B, Washington, D.C. 20024. The Commission did not meet on February 9, 2016, because of a lack of a quorum. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Owens, 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 Helen Dodson at 10:00 am and attendance was taken.

Attendance

Commission Members Present: Helen Dodson, Josephine Ricks, Monique Owens, Ulani Gulstone, Christine Warnke, Frank Pietranton

Members Absent: None

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; Wilfred Usher, Investigator, Regulatory Investigations Section, Business and Professional Licensing Administration

Legal Counsel: Kia Winston

Public Consumers Present: Naima Jefferson

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Agenda Item: Comments from the Public

Ms. Naima Jefferson appeared before the Commission to express comments regarding her home purchase in the District of Columbia some years ago, and the need to amend the current Seller's Disclosure Statement used by sellers of real property in DC. She stated that there were several deficiencies that were never disclosed by the seller when she purchased her home, but that the disclosures (work done on homes by sellers) should be included on the form. She added that the failure to include these type disclosures led to a horrible experience with the home she purchased, and that she has continued to have property condition problems with her home. On behalf of the Commission, Chairperson Dodson expressed sorrow regarding the experience Ms. Jefferson has undergone, and thanked her for her comments and appearance before the Commission.

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Agenda Item: Minutes

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission voted unanimously to accept draft minutes with a correction dated January 12, 2016.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Warnke, the Commission unanimously voted to approve Application List #3, attached hereto and made a part of the January 12, 2016, minutes. Application List #2, dated February 9, 2016, is also attached hereto.

Agenda Item: Complaints and Legal Committee Recommendations

In the matter of Vanessa Jerome and Precious Bankhole re: a complaint filed by Lena Nichako –
– Close, no violation.

In the matter of James and Associates and David Roundtree, Emerick Peace and Delores Martin re: a complaint filed by Wenda Andrews – Close, no violation.

In the matter of Union Realty of Virginia re: a complaint filed by Patrick Aviles-Wynkoop –
Close, no violation.

In the matter of Mike Lewis re: a complaint filed by Jesse Holman – Close, no violation.

In the matter of Sean Forschler re: a complaint filed by Jay Steinhour – Close, no violation.

Application of Kenneth Adams – Approve.

Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Owens, 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 Owens and properly seconded by Commissioner Ricks, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the March 8, 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 ARELLO Mid-Year Meeting is in Atlanta, Georgia from April 13-16, 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.

Commission-sponsored continuing education seminars (TBD).

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. Mr. Kevin Cyrus presented the Commission with a calendar of events to be held for calendar year 2016, to include several newsletter publications; Commission-sponsored and co-sponsored events to include many continuing education seminars such as the core courses of Fair Housing, DC Legislative Updates, Financial Issues Updates, and Historic Preservation Seminars; along with instructor development workshops. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Ricks, the Commission unanimously voted to publish the newsletter reviewed at this meeting immediately with any amendments.
- B. Regarding the attendees at the Real Estate Educators Annual Conference in Denver, Colorado from June 10-12, 2016, the following motion was voted: Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Pietranton, the Commission unanimously voted to approve Commissioner Owens and staff to attend this conference. Expenditures to be paid from the Real Estate Guaranty and Education Fund.
- C. Chairman Dodson informed the Commission, staff, and legal counsel that this would be her last meeting as a member of this Commission, as her term has expired and new appointees are scheduled to be sworn in before the next meeting. She stated that it was an honor to serve as Chair and a member of this Commission. Expressions of appreciation were made by the Commission members and staff for her many years of service on the Commission in leadership roles and her service on various committees and that she will be tremendously missed.
- D. The following appointments were made by Chairperson Dodson: Legal Committee Chair: Ulani Gulstone; and Education Committee Chair: Monique Owens.
- E. Nomination and election of Chair: Chairperson Dodson opened the floor up for nominations for Chair of the Commission. Chairperson Dodson nominated Josephine Ricks. The Commission went into executive session at 10:40 am (motioned by Commissioner Pietranton and seconded by Commissioner Gulstone). The public session of the meeting began again at 10:50 am. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Gulstone, the Commission voted unanimously to elect Commissioner Josephine Ricks as Chair. The Commission members and staff congratulated Commissioner Ricks. Chairperson Ricks expressed that she was honored to serve this body, and tremendously appreciated everyone's support and dedication.
- F. Regarding the upcoming ARELLO Mid-Year Meeting in Atlanta, Georgia, Chairperson Ricks stated that she would not be able to attend. Commissioner Pietranton stated that he could attend this meeting. Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Gulstone, the Commission authorized Commissioner Pietranton to attend.

**DC REAL ESTATE COMMISSION
APPLICATION LIST
LIST # 3
March 8, 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

DIPIETRO, ANITA, Property Manager	APPROVED ✓	DEFERRED	DENIED
FRIEDMAN, DAVID, Salesperson Dahlstrom Real Estate Advisors LLC	APPROVED ✓	DEFERRED	DENIED
ISAACS, LOUIS, Salesperson R & R LLC	APPROVED ✓	DEFERRED	DENIED
JACKSON-MENDOZA, Salesperson Realty Associates	APPROVED ✓	DEFERRED	DENIED
MEAD, DAVID, Independent Broker	APPROVED ✓	DEFERRED	DENIED
MITCHELL PROCTOR, CHRISTINA, Salesperson Tristar Realty Inc.	APPROVED ✓	DEFERRED	DENIED
MOORHEAD, ERICA, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓	DEFERRED	DENIED
PARKER, ELIZABETH, Salesperson Bennett Team Investments LLC	APPROVED ✓	DEFERRED	DENIED
PITTS, AVA, Salesperson Bennett Team Investments LLC	APPROVED ✓	DEFERRED	DENIED
TARQUINI, BRUNO, Salesperson Fairfax Realty Inc.	APPROVED ✓	DEFERRED	DENIED
TYREE, TIFFANY, Salesperson DC Elite Realty LLC	APPROVED ✓	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	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.

CHAIRPERSON	<i>John Doolson</i>	DATE	3-8-16
APPLICATION EXAMINER	<i>[Signature]</i>	DATE	3-8-16

**DC REAL ESTATE COMMISSION
APPLICATION LIST
LIST # 3
March 8, 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 LICENSE

ADAMS, KENNETH, Property Manager	APPROVED ✓ DEFERRED DENIED
BARNES, BARBARA, Salesperson Bennett Team Investments LLC	APPROVED ✓ DEFERRED DENIED
BURNS, THOMAS, Salesperson NRT Mid-Atlantic LLC	APPROVED ✓ DEFERRED DENIED
CAMPBOR, SHAKUWRA, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓ DEFERRED DENIED
LYGHT, GEORGE, Salesperson New Wave Investments LLC	APPROVED ✓ DEFERRED DENIED
MAHERIDIS, PETE, Associate Broker Realty Centre LLC	APPROVED ✓ DEFERRED DENIED
OLIVER, RALPH, Salesperson City Properties LLC	APPROVED ✓ DEFERRED DENIED
PARKER, DIONNE, Associate Broker SMK Holdings LLC	APPROVED ✓ DEFERRED DENIED
VODOTI, DOREEN, Salesperson URJ Investments Group LLC	APPROVED ✓ DEFERRED DENIED
YELDELL-LINKINS, DEMETRIA, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓ DEFERRED DENIED
ZIEGLER, MICHAEL, Independent Broker	APPROVED DEFERRED DENIED
	APPROVED DEFERRED DENIED
	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.

CHAIRPERSON	<i>John Doshier</i>	DATE	<i>3-8-16</i>
APPLICATION EXAMINER	<i>[Signature]</i>	DATE	<i>3-8-16</i>

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC Real Estate Commission

MEMORANDUM

TO : Members of the DC Real Estate Commission

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

DATE : March 8, 2016

SUBJECT : Education Committee Meeting Report before the Commission

Six (6) Waiver Applications were **approved** by the Education Committee since the January 12, 2016 meeting:

The following **two (2) Waiver Applications** were **deferred** by the Education Committee since the January 12, 2016 meeting:

- Dong Kyoo Lee
- Tonya Cothran

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

1. Academy of Real Estate

<u>Course Title</u>	<u>Instructor</u>	<u>Course ID#</u>
From Contract to Closing	Suzanne Feinstein	12593
1031 Like --Kind Exchanges	Linda Demarlor	13110
Contracts	Christopher Darby	12568
Real Estate Tax Law Update	Preston Hall	12569
Selling & Financing Co-ops	David Lumb	12570

2. GCAAR – Greater Capital Area Association of Realtors

<u>Course Title</u>	<u>Instructor</u>	<u>Course ID#</u>
Advance Mortgage Principles	Jennifer Du Plessis	13099
Answering 'How's The Market	Corey Hart	13107
Asset Protection	Brian Gormley	13109
Common Settlement Problems	Stanley Goldstein	13097
Co-Ops and Co-op Financing	Jim Semeyn	13104
Credit Score and the Effects On Your Client	Derek Harmon	13115
Ethical Real Estate Investing	Brian Gormley	13108
Finding Green Value for Your Clients	Michelle Vigen	13114
First Time Home Buyer Financing	Brian Willingham	13103
Mold and Its Impact on Real Estate	Vimal Kapoor	
Montgomery County Green Real Estate	Michelle Vigen	13113
Spotting Defects In Residential Properties	Dan Deist	13101
Understanding Contract Components	Brian Gormley	13106
Understanding Mortgage Components	Jennifer Du Plessis	13100
Working With The Senior Client	Thomas Brockett	13098



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TO : Members of the DC Real Estate Commission
SUBJECT : Education Committee Meeting Report before the Commission

3. Long and Foster Institute of Real Estate

<u>Course Title</u>	<u>Instructor</u>	<u>Course ID#</u>
203K Renovation Loan Programs	Joseph Nalls	12366
Dissection Of Maryland Residential Resale	Joann KoKindo	11786
FHA Financing	Joseph Nalls	12945
Financing In A New World	Greg Scholl	12920
GCAAR Regional Contract Update	Joann KoKindo	13042
Maryland Legal Update	Joann KoKindo	11790
MD Code of Ethics	Joann KoKindo	11791
MD Fair Housing	Joann KoKindo	11951
Supervision	Joann KoKindo	13002

4. McKissock, LP

<u>Course Title</u>	<u>Instructor</u>	<u>Course ID#</u>
Lead Alert: A Guide for Property Managers	Robert Fleck	13112
Urbanization and the 18-Hour City	Robert Fleck	13111

5. USA Homeownership Foundation, Inc.

<u>Course Title</u>	<u>Instructor</u>	<u>Course ID#</u>
Military and Veteran Housing Certification	Michele Stringer	13004

CE BANKING. To date, 53 schools have applied and are approved to offer 1,145 approved courses through the new PULSE CE Banking system for the 2015-2017 renewal cycle.

Other Topics for Discussion:

- Review of Real Estate Newsletter
- Proposed Date: June, 2016 – TBD: Real Estate Commission Sponsored courses, Fair Housing, DC Legislative Update, Financial Issues/Updates, Gallaudet University. **Need Course Instructor for Fair Housing.**

cc: C. Cooks, Program Manager
S. Mason, Program Officer
L. Lewis, Program Liaison