



# Occupational and Professional Licensing

## District of Columbia Real Estate Commission

September 9, 2025

### Meeting Minutes

**\*\*This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at [opengovoffice@dc.gov](mailto:opengovoffice@dc.gov)**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, September 9, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:09 am, and attendance was taken.

#### **Attendance**

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Kathy Thomas, Education Specialist; Terry Bryant, Program Support Specialist; Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: Jessica Rice, Attorney, Office of the General Counsel

Public Members: Nefertiti, Brandon Lewis, Lauren Sams, Shawn Hilgendorf, Malik Edwards, John Gill, Kathleen Dartez, Michael Sims, Damian Howard, Elmira Jones, JC Hooker, Merry Gebretsadik, LaShawn Deal, Bonnie Pinder

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

Nefretiti Makenta – wanted to check the status of a complaint. Discussed further in Executive Session.

Malik Edwards – discuss consent order that was issued. Discussed further in Executive Session.

John Gill – discuss a real estate organization reinstatement application. Discussed further in Executive Session.

#### **Agenda Item: Executive Session**

At approximately 10:40 am, the following motion was made:



Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to enter into closed session 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 and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 1:04 pm.

At approximately 1:12 pm, the following motion was made:

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the commission unanimously voted to re-enter into closed session.

The public session of the meeting was resumed at 1:24 pm.

**Agenda Item: Draft Minutes, July 8, 2025**

Upon motion duly made by Ms. Black and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the draft minutes dated July 8, 2025.

**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the September 9, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the September 9, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a notice of intent to deny Damian Howard's reinstatement application for real estate salesperson's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a formal reprimand of \$3,500 civil fine and offer a consent order to H.A Gill & Son Inc, Sawyer Real Estate LLC and Community Realty Company Inc.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Abel Mensur's reciprocity application for real estate salesperson's license and Price Realty Real Estate Professional LLC reinstatement application for real estate organization license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted unanimously to adopt the legal subcommittee recommendations from the September 2025 Technical Application Log as follows:

1. In the matter of Shadia Jubiz, approve their application for licensure.
2. In the matter of Natasha Dasher, approve their application for licensure.
3. In the matter of Woo Oh, deny their application for licensure.
4. In the matter of Justin Cook, issue an Advice of Informal Admonition
5. In the matter of Christopher Dixon, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.



6. In the matter of Sandy McMaster, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
7. In the matter of Nwabueze Okwodu, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
8. In the matter of John Gogos, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
9. In the matter of Myeisha Duckett, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
10. In the matter of Muhammed Guven, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
11. In the matter Nicholas Casey, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
12. In the matter of Jennifer Mack, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
13. In the matter of Ease Property Services, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
14. In the matter of Epic Realty, LLC, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
15. In the matter of HER Properties LLC, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
16. In the matter of Lux Manor Real Estate Inc, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.

### **Agenda Item: Legal Recommendations**

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted unanimously to defer the following complaints to the October 2025 meeting for further investigation:

1. In the matter of Julia Park Grant Erhuanga vs Kenneth Brown
2. In the matter of Husnain Saleem vs Nefertiti McKinta

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted unanimously to adopt the legal subcommittee recommendations from September 2025 Complaint Log as follows:

1. In the matter of Andre Bouchard vs Jennifer Young, issue an Advice of Informal Admonition.
2. In the matter of William Hart vs Marcus Sands, issue an Advice of Informal Admonition.
3. In the matter of David Green vs Cheryce Simpson, issue an Advice of Informal Admonition, and a letter to the property management company advising of need to license property managers.
4. In the matter of Anthony James vs Irsa Winn, refer the complaint to the Consumer Protection Unit for unlicensed activity.
5. In the matter of Fikirte Tesfaye vs Carlos Reyes, issue a formal reprimand, a \$4000 civil fine, impose 1 year of probation, and offer a consent order.
6. In the matter of Karen Todd vs Randolph Perrin, issue a \$1,000 civil fine and offer a consent order.
7. In the matter of David Lewis vs Cameron Carr-Goodman, dismiss for lack of prosecution.
8. In the matter of Frederic Wehrey vs Robert Sanders, dismiss due to a finding of no violation of law.
9. In the matter of John Fiorentine vs Willene Poteat, dismiss due to a finding of no violation of law.
10. In the matter of DOB vs Sergio Herrera and Patricia Williams, dismiss due to a finding of no violation of law.
11. In the matter of Nkozia Knight vs Emily Attwood, dismiss for lack of jurisdiction.
12. In the matter of Diamond Thompson vs Kettler Management Inc, dismiss for lack of jurisdiction.
13. In the matter of Hunter Powell vs Justin Cook, dismiss the complaint.
14. In the matter of David Kralik vs Christopher Coppola, dismiss for lack of jurisdiction.
15. In the matter of Oliver Clayton vs Villa Services LLC, dismiss for lack of jurisdiction.
16. In the matter of Cristella Tolliver vs Trudy Gaines, dismiss for lack of jurisdiction.
17. In the matter of Joan Kato vs Holly Worthington, dismiss due to a finding of no violation of law.
18. Regarding the information received from the Office of Tax and Revenue re: Jason Townsend, licensee – refer to the Office of Consumer Protection.



### **Agenda Item: Education Committee Report**

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the September 9, 2025, minutes.

The core course offering that was held at Martin Luther King Jr Library was successful with approximately 1100 registrants. Kevin Cyrus also coordinated the Fair Housing Instructor Development Workshop that was conducted by Dr. Samuel Henderson and is a requirement for individuals who are teaching Fair Housing.

Ms. Owens, Dr. Henderson, Mr. Cyrus and PSI are working on updating the Property Manager Exam Bank and are expected to meet again on September 10, 2025.

Mr. Lewis expressed appreciation to the Commission for its sponsorship of the core courses for licensees and the Fair Housing Instructor Development Workshop via the Real Estate Guaranty and Education Fund and to the staff for all of the work done in preparation and implementation on the day of delivery,

### **Agenda Item: Budget Update**

None.

### **Agenda Item: Correspondence**

The commission members were sent an email regarding the Office of the Tenant Advocate's Tenant Summit 2025, which will be held on September 13, 2025. The summit is an opportunity to meet the Chief Tenant Advocate, get latest news in tenant-legislation, and get information about tenant and community resources.

### **Agenda Item: Old Business**

The Seller Disclosure Statement notice of proposed rulemaking is approved for publication and will be published in the September 19<sup>th</sup> DC Register.

### **Agenda Item: New Business**

The ARELLO 2025 Annual Conference is held September 9-11, 2025, in Miami, Florida. Chairman Downs will attend remotely to present a report for the Law and Regulation Committee.

### **Agenda Item: Next Meeting**

The next scheduled regular meeting is October 14, 2025, via the Zoom platform.

### **Agenda Item: Adjournment**

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission unanimously voted to adjourn. Meeting adjourned at 1:32 p.m.



Respectfully submitted,

*Edward K. Downs*

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Edward Downs, Chair  
Date: October 14, 2025

Recorder/transcriber: Stacey Price