



## Occupational and Professional Licensing Administration

### District of Columbia Real Estate Commission

November 10, 2020

#### Meeting Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, November 10, 2020, at 10:00 am via virtual.

The meeting was called to order by Frank Pietranton, Chair, at 10:11 am, and attendance was taken.

#### Attendance

Board Members Present: Frank Pietranton, Ulani Gulstone, Ericka Black, Elizabeth Blakeslee, Joseph Berger, Edward Downs, Christine Warnke, Monique Owens; David Forster

Staff: Stacey Williams, Program Support Specialist; Leon Lewis, Executive Director; Kevin Cyrus, Education Coordinator; Asia Dumas, Investigator

Legal Counsel: Keith Parsons, Attorney, Office of the General Counsel

Public Members: Alvid Golphin (Bennett Realty Solutions); Ashleigh Odom (JBD Smith); Cammie Reed (Reed Training Center); Charlene Farrar; Dale Mattison (Long & Foster); Darlene Petway (Petway Realty Solution); Greg Crawford (Woodthrust Management); Holly Muhammah (Fairfax Realty); James Dyson (Applicant, TSR Homes; Keller); JC Hooker; Patrick Fogarty; Sean Forschler (RUAH Real Estate); Willie Donaldson (Realty National Harbor); Jewel Samuel; Anngellic Dinkin; Cornelius Gault; Michel Daley; Monique Pierce; R. Jones

#### Agenda Item: Comments from the Public

None.

#### Agenda Item: Executive Session

At approximately 11:12 am, the following motion was made:

Upon a motion duly made by Mr. Downs and properly seconded by Ms. Warnke, 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 1:22 pm and attendance was taken.

**Agenda Item: Draft Minutes, October 13, 2020**

Upon motion duly made by Mr. Forester and properly seconded by Mr. Borger, the Commission voted unanimously to approve the draft minutes dated October 13, 2020.

**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Ms. Gulstone and properly seconded by Ms. Black, the Commission voted unanimously to approve the November 10, 2020, Application List administratively approved by OPLA staff, attached hereto and made a part of the November 10, 2020, minutes.

Upon motion duly made by Mr. Borger and properly seconded by Ms. Black, the Commission voted to approve the following recommendations made during the executive session:

1. Approve Julie Krainik's reciprocity application for a Salesperson license.
2. Approve Taryn Gallo's examination application for a Property Manager license.
3. Approve Kwame Wutoh's examination application for a Salesperson license.
4. Approve Taurus Dean's application for a Salesperson license and withdraw the Notice of Intent to Deny (NOID) salesperson's application.
5. Defer Trevor Brown's examination application for a Salesperson license to next meeting.
6. Defer Gerry Burnett's examination application for a Salesperson license to next meeting.
7. Forward hearing request and Notice of Intent to Deny(NOID) for Jared Maites's application for a salesperson license to the Office of Administrative Hearings

**Agenda Item: Complaints and Legal Matters**

Upon a motion duly made by Mr. Borger and properly seconded by Ms. Gulstone, the Commission unanimously voted to accept the following Legal recommendations; Ms. Black recused herself in the matter of Quentin Adams v. Ericka Black & Bruce Lipson:

1. In the matter of Amina Smith v. Justin McNair – close, no violation
2. In the matter of Claudelle Parchment v. The Haven Firm LLC – Refer to the Maryland Real Estate Commission and contact company
3. In the matter of Maritza Ellis v. Sofia Ellis – No action
4. In the matter of MaryEllen Wright v. Ben Fazeli – close, no violation
5. In the matter of Morgan Medlock v. Jonathan Blansfield – close, no violation
6. In the matter of Quentin Adams v. Ericka Black & Bruce Lipson – Ericka Black recused herself; close, no violation.

**Agenda Item: Education Committee Report**

Upon motion duly made by Ms. Warnke and properly seconded by Ms. Owens, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the November 10, 2020, minutes.

Kevin Cyrus and Samuel Henderson are still working on materials for the Instructor Development Workshop for education instructors.

**Agenda Item: Correspondence**

None.

**Agenda Item: Old Business**

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously that upon the publication of final rulemaking that it would implement revised prelicensing education subject areas for real estate salespersons and real estate brokers on September 1, 2021.

**Agenda Item: New Business**

Regarding the ARELLO Leadership Symposium tentatively expected to be January 2021, Elizabeth Blakeslee, Ulani Gulstone and Edward Downs stated that due to COVID-19 that they will be unable to travel and attend in person.

Asia Dumas, investigator, attended the ARELLO Investigator Workshop. Ms. Dumas stated that the workshop was very good. She reported that there were excellent sessions on social media relating to conducting investigations.

Ms. Gulstone reported that the DC Council recently passed the Security Breach Protection Amendment Act A23-0268 Bill B23-0215. Ms. Gulstone also reported that the Cyber Security Taskforce will meet following this meeting.

Renewals are still on hold to December 31, 2020, until an update is received from the Mayor.

**Agenda Item: Next Meeting**

Next scheduled regular meeting is December 8, 2020, via WebEx.

**Agenda Item: Adjournment**

Upon motion duly made by Ms. Black and properly seconded by Ms. Blakeslee, the Commission unanimously voted to adjourn. Meeting adjourned at 1:28 pm.

Respectfully submitted,



Frank Pietranton, Chair

Date: December 8, 2020

Recorder/transcriber: Stacey Williams



# Occupational and Professional Licensing Administration

District of Columbia Real Estate Commission

November 10, 2020  
Application List

OPLA administratively-approved applications for the following individuals listed below have been compiled by the Commission Administrator and recommended for review by the Real Estate Commission

App Tracking #	Name	Application Type	License Type	Affiliations
SP200200464	Chris Martinez	Reinstatement	Salesperson	Fairfax Realty of Silver Spring LLC (REO200200317)
SP200204816	Alicia Levy	Reciprocity	Salesperson	OPTIME REALTY LLC (REO98375071)
SP200205311	Gabriel Melrod	Endorsement	Salesperson	REDFIN CORPORATION (REO98366899)
SP200205019	Asael Martinez	Endorsement	Salesperson	EXP REALTY LLC (REO98377422)
SP200203090	Jason Kromirs	Reinstatement	Salesperson	CERTIFIED REALTY GROUP, LLC (REO98377663)
SP98379868	Maria Hurtado Rodriguez	Reinstatement	Salesperson	HANES REALTY INC (REO23122)
SP99955	Melvin Pitt	Reinstatement	Salesperson	SAMSON COMPANIES, L.L.C. (REO98371024)
SP98373064	Joan Reimann	Reinstatement	Salesperson	MCENEARNEY ASSOCIATES INC. (REO94076)



App Tracking #	Name	Application Type	License Type	Affiliations
SP98364515	Yuichiro Fujiyama	Reinstatement	Salesperson	PRUSKI PROPERTIES LLC (REO98377716)
SP98376335	Frederick Swartzbaugh	Reinstatement	Salesperson	SAMSON COMPANIES, L.L.C. (REO98371024)
SP98375542	Ezekiel Mungo	Reinstatement	Salesperson	DIRECT ENTERPRISES, LLC (REO98361540)
SP98374619	William Shanklin	Reinstatement	Salesperson	MURRELL INC (REO16052)
SP98379481	Sarah Smith	Reinstatement	Salesperson	MCENEARNEY ASSOCIATES REFERRAL, INC. (REO98367850)
SP98375568	Jean Augustin	Reinstatement	Salesperson	INKSCALE REALTY DC METRO, INC. (REO98370416)
SP98374950	Neeraj Sharma	Reinstatement	Salesperson	PENFED REALTY LLC (REO98364409)
SP200203262	Dan Hendricks	Reinstatement	Salesperson	CITY PROPERTIES, LLC. (REO98364561)
BR98378031	Scott Fabean	Reinstatement	Principal Broker	Tenant Representation Associates, Inc. (REO200200456)
REO703449	QUICK SELL REALTY LLC	Reinstatement	Real Estate Organization	SANDEEP KUMAR (BR703448)
SP200201777	Andrew Buchanan	Reinstatement	Salesperson	HSMD, LLC (REO200200652)
SP98378631	Alexander Cholet	Reinstatement	Salesperson	FLAT FEE LANDLORD, LLC (REO98373601)



App Tracking #	Name	Application Type	License Type	Affiliations
SP200204587	Diana Andriola	Exam	Salesperson	CITY PROPERTIES, LLC. (REO98364561)
SP98367992	Sharon Brown	Reciprocity	Salesperson	EXP REALTY LLC (REO98377422)
SP200205452	Charonda Pryor	Reciprocity	Salesperson	Kingstowne Realty Group, LLC (REO200200579)


A handwritten signature in blue ink, appearing to read "Frank Pietranton", is written over a horizontal line.

Approved: Frank Pietranton, Chair  
Date: November 10, 2020



DISTRICT OF COLUMBIA  
Real Estate Commission

MEMORANDUM

**TO** : Frank Pietranton, Chairman  
 : Members of the DC Real Estate Commission 

**FROM** : EDUCATION COMMITTEE  
 : Monique Owens  
 : David Forster  
 : Ericka Black  
 : Kevin Cyrus, Education Coordinator

**DATE** : November 10, 2020

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

<u>Course</u>	<u>Instructor Name</u>	<u>Course Number</u>	<u>Format</u>
<b>Highland Ace, LLC</b>			
DC Ethics & Standards of Conduct	David Cartner	A2894	Classroom
1031 Exchanges	David Cartner	A2895	Classroom
Title Insurance	David Cartner	A2896	Classroom