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**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION**

June 17, 2009

Minutes of Meeting

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, June 17, 2009 at 9:15 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Barbara Thompson, Chairperson (Salesperson – 3rd District)
 Joseph B. Castonguay, (Broker – 2nd District)
 Marilyn Keating, Vice-Chairperson (Salesperson – 4th District)
 Theodore F. Ells (Public Member- 3rd District)
 Joseph H. Kronen (Public Member – 1st District)
 Morag L. Vance (Public Member – 4th District)

Commissioners Absent: James Hoffman (Salesperson – 4th District)
 Lana K. Ogrodnik (Broker – 5th District)

Commission Vacancy: None

Attorney General's office:

DCP Staff present: Sallie Pinkney, Commission Secretary Occ/Pro Licensing Division
 Lauren Rubino, Real Estate Supervisor Real Estate Unit
 Vicky Bullock, Attorney Legal Division
 Robert Nakano, Supervisor Trade Practice Division
 Elizabeth Pickering, Intern Real Estate Unit
 Alex Horvat, Intern Real Estate Unit
 Clifford Garnett, Intern Real Estate Unit
 Patrick Threault, Intern Legal Division

Public Present:

The next Meeting of this Commission is scheduled for Wednesday, September 2, 2009 at 9:15 a.m. in Room 126.

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information please call Lauren M. Rubino, Real Estate Supervisor and Real Estate Commission Administrator, at (860) 713-6135 or visit www.ct.gov/dcp.

1. **MINUTES:**

- a. The Minutes of Meeting of April 15, 2009. **It was moved by Commissioner Keating, Commissioner Castonguay 2nd, and the vote carried to approve the Minutes of Meeting of April 15, 2009 as amended.**

2. **GUARANTY FUND APPLICATION**

- a. Case # 2009-3436: George Constanti vs. Anthony Fiorenzi REB 0758096
- b. Case # 2009-4183: Brunilda Perez vs. TAC Realty LLC (Thomas Cimini) REB 0752086. **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to approve the Guaranty Fund pay out of Twenty Five Thousand Dollars (\$25,000) to the consumer.**
- c. Case # 2009-529: Diane Michaud vs. Joan Vallee RES 0696561
It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to postpone agenda items 2 a & c until September 2, 2009
- d. Guaranty Fund Status Report was reviewed.

3. **FORMAL HEARING**

- a. Case# M2009-59 Anthony Pennett- **It was moved by Commissioner Keating, Commissioner Kronen 2nd, and the vote carried to revoke his license.**

4. **CONSENT AGREEMENTS**

- a. Case 2006-6353. **It was moved by Commissioner Kronen, Commissioner Vance 2nd, Commissioner Ells opposed and the vote carried to accept the consent agreement as presented by DCP.**
- b. Case 2007-7553. **It was moved by Commissioner Ells, Commissioner Vance 2nd, and the vote carried to grant one (1) year probation and the civil penalty must be paid in full by July 17, 2009. No payment plan will be accepted.**
- c. **Unlicensed Persons**
- i. Temple, Edward – RES 67 6479
- ii. NRT New England Incorporated – Brendan Grady- Designated Sponsoring Broker
- iii. Raposo, Daniel RES 783769
- iv. Christofo Realty Connecticut LLC – Steven Christofo Sponsoring Broker for Daniel Raposo
It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to accepted the consent agreement (c i – iv) as submitted by DCP.

d. **2008 Continuing Education**

- i. Scott Delemos RES 777453
- ii. Nestor Noriega-Romero RES 772159
- iii. Mark Massaro RES 759415. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to allow Mr. Massaro to pay Fifty Dollars a month starting 9/1/2009 until payment is paid in full.**
- iv. Pittarelli Virginia REB 754844
- v. Marie Grillo RES 280593
- vi. Mark Joanis
- vii. Michelle Sacco

It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to add agenda items 4-d, vi & vii to the agenda.

It was moved by Commissioner Vance, Commissioner Castonguay 2nd, and the vote carried to accept the agenda items d, i – vii Consent Agreements as submitted by DCP.

e. **Reconsideration**

- i. Case # 2007 – 2467. **It was moved by Commissioner Ells, Commissioner Vance 2nd, and the vote carried to accept the consent agreement as presented by DCP subject to a quarterly report of all real estate transactions & his real estate files are monitored for one year.**

5. **CHRO APPLICANT APPEARING**

- a. Edgardo Nunez – Case 2009-3314 postponed until 9/2/09
- b. Heather – Case 2009-3872 postponed until 9/2/09
- c. Jeffrey Kershner – Case 2009-3871 postponed until 9/2/09
- d. Luis Padilla – Case 2009-3942 – **It was moved by Commissioner Kronen, Commissioner Vance 2nd, Commissioner Castonguay recused, and the vote carried to approve his Real Estate salesperson application.**
- e. Dennis Ferrari – Case 2009-303
- f. Lisa Nadeau Case 2009-4225 postponed until 9/2/09

6. **EDUCATION COURSES –**

Blanket Approval and Number of Hours for Continuing Education

- a. Principles/Practices 60 hours = 6 hours of CE
- b. Principles/Practices 30 hours = 3 hours of CE
- c. Real Estate Law 30 hours = 3 hours of CE
- d. Appraisal Principles 30 hours = 3 hours of CE
- e. Appraisal Procedures 30 hours = 3 hours of CE
- f. USPAP 7 hours = 3 hours of CE
- g. USPAP 15 hours = 3 hours of CE
- h. Mandatory Appraisal Law Update (both Real Estate & Appraisal) = 3 hours of CE
- i. Ethics on-line excluded
- j. GRI I 30 hours = 3 hours of CE
- k. GRI II 30 hours = 3 hours of CE
- l. GRI III 30 hours = 3 hours of CE
- m. Real Estate Finance 30 hours = 3 hours of CE

It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to approve the Blanket Course Credit for course presented in agenda item 6 a – m with the exception of 6 i.

7. **BROKER PRICE OPINIONS**

- a. Discussion – Elizabeth Pickering, Real Estate Intern mailed Cease & Desist letters to persons that were advertising themselves as BPO providers and were not licensed or certified appraisers.. The Commission Member would like DCP to continue to education brokers/salespersons. She presented the members with a BPO Booklet regarding regulation.

8. **NEW BUSINESS**

- a. Reciprocity Agreement with New York – No Action Taken
- b. Mary Claire – Attorney Applicant. **It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to approve her application. She must take the state portion of the exam.**
- c. Iris Sanchez-Capellan – Seeking a waiver of having to wait one year to sit for the general portion of the salesperson exam which she has take four times. **It was moved by Commissioner Castonguay, Commissioner Keating 2nd, and the vote carried to allow her to take an additional exam. It must be taken by 10/31/09**

- d. Robert Nasso – Salesperson Applicant seeking 60 hours of Principles and Practices equivalency for 60 hours of Real Estate education taken in Pennsylvania. **It was moved by Commissioner Keating, Commissioner Vance 2nd, and the vote carried to approve for equivalency.**
- e. **It was moved by Commissioner Castonguay, Commissioner Ells 2nd, and the vote carried to add Donna Johnson to the agenda.** Ms. Johnson is seeking a Brokers license due to equivalency experience. **It was moved by Commissioner Ells, Commissioner Castonguay 2nd, and the vote carried to approve her to take the Brokers exam.**

9. OLD BUSINESS

- a. Lucia Cinotti – RES 0121351 – requesting a broker’s license or allow her to take the test starting at the point where the proctor requested her to turn off the computer. **It was moved by Commissioner Kronen, Commissioner Keating 2nd, and the vote carried to deny her request. Ms. Cinotti was informed that the CREC does not have jurisdiction over PSI.**
- b. John Grabarz – Providing updated information regarding revocation of REB license. **It was moved by Commissioner Kronen, Commissioner Keating 2nd, and the vote carried to postpone agenda item 9 b until September 2, 2009 or at a meeting there after.**
- c. Exam Statistics were reviewed.
- d. Credential Count for Brokers & Salespersons was reviewed.

10. COMMENT AND CONCERNS OF ANY PERSON PRESENT

- a. Adam Mancini – Broker licensee lapsed in 2006 seeking reinstatement without retesting. **It was moved by Commissioner Ells, Commissioner Kronen 2nd, and the vote carried to deny his request, and allow Mr. Mancini to take the Broker’s exam. The education can be waived due to proof of continuing education.**
- b. Commissioner Marilyn Keating stated that she was concern about the number of Commercial Real Estate transactions that are taking place without a license person. Commissioner Keating would like to have an audit completed to disclose person engaging without a license.
- c. Laureen stated that a meeting was held recently with representatives of the Commercial Real Estate community to discuss Commercial Real Estate and how it differs from residential.
- d. Commissioner Keating stress concern re: courses that teach pricing in the real estate business, and are offering continuing education credit.

11. ADJOURNMENT

- a. **It was moved by Commissioner Keating, Commissioner Castonguay 2nd, and the vote carried to adjourn the meeting at 1:15 p.m.**

Respectfully Submitted,
Salle Pinkney, Commission Secretary
Occupational Professional Licensing Division