DISTRICT OF COLUMBIA
Real Estate Commission
February 11, 2014
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, February 11, 2014, at 10:00am at 1100 4th Street, S.W., Room 300B, Washington, D.C. 20024. At 10:00 am the Commission held its executive session (closed to the public) to discuss the Legal Committee Report and that of the legal counsel. The Commission did not meet during the months of December and January because a quorum was not present.

* * * * *

The meeting was called to order by Chairman Alton E. Duncanson at 10:00am and attendance was taken.

Attendance

Present: Alton E. Duncanson, Josephine Ricks, Monique Owens, Kenneth D. Smith, Rick Gersten and Ulani Gulstone.

Chairman Duncanson welcomed Commissioner Ulani Gulstone to the Commission.

Absent: None

Staff: Leon Lewis, Program Liaison, Clifford Cooks, Program Manager, Kevin Cyrus, Education Liaison; Jason Sockwell, Program Support Specialist; Occupational and Professional Licensing Division, Wilfred Usher, Investigator, Regulatory Investigations Section, Business and Professional Licensing Administration

Legal Advisor to the Commission: Kia Winston

Public: None

Agenda Item: Comments from the Public

None.

Agenda Item: Minutes

Agenda Item: Minutes

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Smith, the Commission voted unanimously to accept the draft minutes dated November 12, 2013.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Smith, the Commission unanimously voted to approve Application List # 2, attached hereto and make a part of the February 11, 2014, minutes.

Agenda Item: Legal Committee Recommendations

Stanley Washington vs. Andre Nicholas), Walt Spann, Jerriatt Brown, Barbara Ford, Remax Specialist -Informal admonition on Andre Nicholas; No violation on Walt Spann, Jerriatt Brown, and Barbara Ford.

Andras Erdei, Esq. (on behalf of Hungarian Cultural Center) vs. Aaron Hargrove, Washington Realty Brokers – Refer to Investigation Division.

Jacalyn and Thomas Cox (DC Residents) vs. Lily Yoseph and Brandon Green, City Properties LLC DBA Keller Williams Realty - Request response regarding verification of contract offers; refer to Investigation Division if not received.

DCRE vs. Jeffrey Tanck, Redwood Adventure LLC DBA Century 21 Redwood Realty (salesperson) – Refer to Office of Administrative Hearings and combine with two other cases involving McInerney, Inc. and Mary Tucker.

Richard Menard vs. Jeremy Boardman, Jamie Glassman,Urbane Results LLC – Refer to Investigation Division.

Jonathan Peterson vs. Mynor Herrera, City Properties LLC DBA Keller Williams Realty – Close; no violation.

Amir Khan vs. Ann Butler, Ann Butler Realty Group – Close; no violation.

Agenda Item: Legal Committee Recommendations (Cont.)

In the matter of Beasley Real Estate, LLC Joyce Tarantino - Investigative Report # 2013I1247 - Defer.

DCRE vs. Justin McNair, City Lights Realty Group - Investigative Report # 2013I1476 – Close; no violation.

Jane Peng vs. H Lee Cronin, GRI, Keller Williams Realty – Close; no jurisdiction.

Claim of Sean Maybee and Yvette Maybee and Private Properties, Inc. against the Real Estate Guaranty and Education Fund - Send to OGC for notice of hearing.

Eric Lashner vs. Zina Stansbury, Brownstone Property Management Firm - Refer to Investigation Division.

Letter From Andre Nicholas - No action.

In the matter of William Crittenden, real estate applicant – Approve.

Mark Wardlow vs. Maria Reddick, Bebe Realty LLC – Refer to Investigation Division.

Anna Korovina vs. Dante Mayo, Exit Dynamic Realty, Exit Elite Realty, Real Biz, LLC – Refer to Investigation Division.

DCRE vs. Nurit Coombe & James Thomas - Chairperson to sign NOID.

DCRE vs. Jack Shoptaw III, Capital Properties Group Inc. (salesperson) - chairperson to sign NOID.

Nathan Guggenheim vs. Dante Mayo, Exit Dynamic Realty – Refer to Investigation Division.

In the matter of Michael Best, applicant - Request for conviction orders, judgments received, Approve.

In the matter of William Crittenden, applicant – Legal judgments received – Approve.

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Ricks, the Commission unanimously voted to approve the Legal Committee Report.

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 February 11, 2014, minutes.

Agenda Item: Budget

The financial report was not reviewed at this meeting.

Agenda Item: Legal Counsel Report

No legal counsel report.

***Agenda Item: Review of Calendar**

The ARELLO Mid-Year Meeting will be held in San Diego, California from April 9-12, 2014.

The National Association of Realtors Mid-Year Meeting will be held in Washington, DC from May 12-17, 2014; NAR-ARELLO meeting date to be determined.

The Commission-sponsored Historic Preservation seminars will be conducted during May 2014 – exact date to be determined.

The Real Estate Educators Association Annual Conference will be held in Scottsdale, Arizona from June 20-23, 2014.

The National Association of Real Estate Brokers, Inc. Annual Conference will be held in Baltimore, Maryland from July 25-31, 2014.

The ARELLO Annual Conference will be held in Philadelphia, Pennsylvania from September 17-21, 2014.

Agenda: Review of Calendar (cont'd)

The National Association of Realtors Convention and Expo will be held in New Orleans, La. from November 7-10, 2014.

2014 Meeting dates

January 14	**February 11**	**March 11**
April 8	**May 13**	**June 10**
July 8	**August – No meeting**	**September 9**
October 14	**November 18**	**December 9**

Agenda Item: Old Business

Commissioner Gulstone and Commissioner Owens have submitted the forms requisite to obtaining their non-employee IDs.

Agenda Item: New Business

A. Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Ricks, funding was approved for 250 licensees to attend the May 2014 Historic Preservation Seminars, which will be held at Gallaudet University.

B. Upon motion duly made by Commissioner Smith and properly seconded by Commissioner Ricks, the Commission unanimously voted to authorize funding from the Real Estate Guaranty and Education fund for Commissioners Alton E. Duncanson, Josephine Ricks, Monique Owens, Ulani Gulstone and Board Administrator Leon Lewis to attend the ARELLO meeting from April 8th to 13th in San Diego, CA.

C. Regarding Council on Licensure, Enforcement and Regulation (CLEAR) training, Mr. Lewis informed the Commissioners that the annual Board/Commission member training will be conducted during June 2014 at the Sumner School. It is required that all new members attend.

D. Chairmen Duncanson informed the Commission of his attendance at the quarterly Mayor's Chairperson's meeting, where Mayor Gray spoke to the group. He added that there was a power point presentation on the city's budget, where Mayor Gray indicated that the city's' finances are favorable. Chairman Duncanson also stated that several chairpersons expressed concern regarding the timely delivery of travel advances. The appropriate staff will review.

Agenda Item: Correspondence

Newsletter – Idaho Real Estate Commission – Given to each Commissioner, staff and counsel.

Agenda Item: Next Meeting

Next Scheduled Regular Meeting, March 11, 2014
1100 4th Street, SW, Room 300B, Washington, DC 20024

Agenda Item: Adjournment

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Owens, the Commission unanimously voted to adjourn. The meeting adjourned at 11:31am.

Respectfully submitted,

DocuSigned by:
Alton Duncanson
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Alton E. Duncanson, Chair

3/18/2014

Date

Recorder: Leon W. Lewis
Program Liaison

Attachments

DISTRICT OF COLUMBIA
Real Estate Commission

ADDRESS ALL COMMUNICATIONS
TO THE COMMISSION

MEMORANDUM

TO : Tony Duncanson, Chairman
: Members of the DC Real Estate Commission

FROM : EDUCATION COMMITTEE
Tony Duncanson, Chair
Monique Owens
Jo Ricks
Kevin Cyrus, Education Liaison

DATE : January 11, 2014

SUBJECT : Education Committee Meeting Report before the Commission

The following **Endorsement Applications** were **Approved** by the Education Committee since the December 10, 2013 meeting:

Leodegario	Salvador	BROKER	NEW YORK
Sonya	Wilson	BROKER	TEXAS
Andrea	Saturno-Sanjana	SALESPERSON	NEW YORK
Randall	Brown	BROKER	GEORGIA
Tron	Shephard	BROKER	CALIFORNIA
Lauren	Lefeve	SALESPERSON	GEORGIA

The following **Endorsement Applications** were **deferred** by the Education Committee since the December 10, 2013 meeting:

Bradley	Moulder	BROKER	OKLAHOMA
Delroy	Boreland	SALESPERSON	GEORGIA
Corey	Martin	SALESPERSON	GEORGIA
Jasper	Ogburn	SALESPERSON	NORTH CAROLINA
Paul	Paolini	SALESPERSON	CALIFORNIA

CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the December 10, 2013 meeting:

Course	**Instructor Name**	**Course #**
Counselors School of Real Estate		
TOPA (Tenant Opportunity to Purchase Act)	Christopher Darby Thomas Muldoon John Nalls	12897

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CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the December 10, 2013 meeting (Continued):

Course	Instructor Name	Course #
Greater Capital Area Association of Realtors – GCAAR		
2011-2013 Maryland Legal Update	Gregory Flynn	12893
Real Estate Tax Update	Linda De Marlor	12894
Maryland Property Condition Disclosure	Gregory Flynn	12895
Tax Tips for Realtors	Linda De Marlor	12896
Henderson Professional Development Seminars		
Principles and Practices of Real Estate for Brokers	Samuel Henderson	135 hour Pre-Licensing
Property Manager Pre-Licensing	Samuel Henderson	45 hour Pre-Licensing
Principles and Practices of Real Estate for Salespersons	Samuel Henderson	60 hour Pre-Licensing
Long & Foster Real Estate, Inc.		
2011-2013 Maryland Legal Update	Gregory Flynn	12893
Real Estate Tax Update	Linda De Marlor	12894
Maryland Property Condition Disclosure	Gregory Flynn	12895
Tax Tips for Realtors	Linda De Marlor	12896
Instructor Approval	William Splitgerber, Jr.	(DC) Fair Housing - #11817
Instructor Approval	Susan "Jill" Malloy	(DC) Fair Housing - #11817 MD Fair Housing - 11788 MD Code of Ethics: Predatory Lending & Flipping - #11791 Negotiating - #11797
Instructor Approval	Susan Haskins	Financing Issues Update - #12508
Instructor Approval	Douglas Barry	Legal Update - 11790 (DC) Fair Housing - #11817 MD Fair Housing - 11788 MD Code of Ethics: Predatory Lending & Flipping - #11791 Legal Environmental Issues - #11788
Instructor Approval	Carol C. Burns	Negotiating - #11797 Tenant Opportunity to Purchase Act - #12857
Instructor Approval	Bobby Lee Anthony DeVol	Regional Sales Contract Analysis - #11803
Instructor Approval	Mary Lee	Risk Reduction - #11804

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CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the December 10, 2013 meeting (Continued):

Course	Instructor Name	Course #
McKissock, LP		
Common Mistakes Every Agent Should Avoid	Robert Fleck	12889
Mortgages, Loans and Laws - How They Help Your Client	Robert Fleck	12890
Commercial Real Estate from the Beginning	Acer Colt	12891
A New Look at Contract Law	Robert Fleck	12898
How to Work With Real Estate Investors	Robert Fleck	12902
Demystifying Appraisals	Robert Fleck	12903
Monarch Title, Inc.		
Instructor Application	Evelyn Miller	Risky Business of Real Estate Sales: Tricky Disclosures & Mortgage Fraud -#12670 The Value of 1031 Tax Free Exchange: Helping Your Clients Make Smart Real Estate Choices - #12783 What's It All About? The Importance of Clear Title - 12733
Instructor Application	Katherine Griffin	Risky Business of Real Estate Sales: Tricky Disclosures & Mortgage Fraud -#12670 The Value of 1031 Tax Free Exchange: Helping Your Clients Make Smart Real Estate Choices - #12783 What's It All About? The Importance of Clear Title - 12733
Instructor Application	Patrick Tangney	Risky Business of Real Estate Sales: Tricky Disclosures & Mortgage Fraud -#12670 The Value of 1031 Tax Free Exchange: Helping Your Clients Make Smart Real Estate Choices - #12783 What's It All About? The Importance of Clear Title - 12733
Instructor Application	Semmes Evans Zazzara	Buyer Agents as Heroes: Better Serving Your Buyers (2 hrs) -#12594 Realtors are the Housing Markets Recovery Army - #12656 Staying Out of Realtor Jail: Avoiding the Most Common & Costly Realtor Mistakes (2 hrs) - 12514"

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CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the December 10, 2013 meeting (Continued):

Course	Instructor Name	Course #
Real Estate Institute		
Credit and Loan Process	Christian E. Erichsen	12892
The CE Shop		
Seller Representative Specialist (SRS)	Michael McAllister	12901
Weichert Real Estate School of MD		
Principles and Practices of Real Estate for Salespersons	Luke Turner	60 hour Pre-Licensing

CE/PL APPLICATIONS: The following provider course/instructor applications were **deferred** by the Education Committee since the December 10, 2013 meeting:

Provider	Course Name	Deferral Reason
American Continuing Education Institute, LLC	The Purchase Reverse Mortgage Program	Need: Proof of ELC compliance.
ValleyCrest Companies	Manage Your Landscape - Grow Your Business	Need: Proof of ELC compliance.

CE BANKING. To date, 32 schools have applied and are approved to offer 264 approved courses through the new PULSE CE Banking system for the 2011-2013 renewal cycle.

cc: C. Cooks, Program Manager
L. Lewis, Program Liaison

DC REAL ESTATE COMMISSION
APPLICATION LIST
LIST # 2
February 11, 2014

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

MELIKER, MICHAEL, Independent Broker	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
MOXLEY, DANIEL, Salesperson Seneca Real Estate Inc	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
MUNFORD, CLARKE, Salesperson Urban Pace, LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
TURMAN-ROJAS, CHRISTI, Salesperson Fairfax Realty Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
WOODS, SHERYL, Salesperson Long & Foster Real Estate Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
ALI, AKRUM, Salesperson Gallegos Real Estate LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
BARNETT, WALTER, Salesperson Direct Enterprises LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
CHERRY, CLARENCE, Salesperson Bradford Real Estate Group LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
CLEMMONS, MARCUS, Salesperson City Properties LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
DOWNING, KRISTY, Salesperson Long & Foster Real Estate Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
GOODMAN, MARY, Salesperson Long & Foster Real Estate Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
HEITSTUMAN, MICHAEL, Salesperson Long & Foster Real Estate Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
LEE, PETER, Salesperson NRT Mid Atlantic LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
****BEST, MICHAEL,** Salesperson** Realty Direct	**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	**DATE** 2-11-14
APPLICATION EXAMINER	**DATE** 2-11-14

DC REAL ESTATE COMMISSION
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REINSTATEMENT

WU, JEFFREY, Salesperson At Home Real Estate LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
WERT, NANCY, Salesperson Elizabeth Buffington	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
WANG, WEICHANG, Salesperson Premiere Realty	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
PRINCIPE, PETER, Salesperson Keller Williams Capital Properties	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
OKON, JOSEPH, Associate Broker New Millennium RE, Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
MUTTY, STEPHEN, Salesperson Colliers International DC, LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
MACK, WONDRA, Salesperson 212 Degree Realty LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
LIRIANO, JANET, Salesperson Fairfax Realty, Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
KATZ, IVAN, Salesperson Fairfax Realty Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
FAKTOROW, ROBERT, Salesperson CBRE Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
DUNCAN, BRANCH, Salesperson NRT Mid Atlantic LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
CROWLEY, DAVID, Salesperson Capital Properties Group, Inc.	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
CHUKNYISKA, RUMIANA, Salesperson Palmer & Tate Ltd DBA Remax Premier Selections	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___
AHMAD, MOHAMMED, Salesperson City Properties LLC	**APPROVED** ✓ **DEFERRED** ___ **DENIED** ___

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REINSTATEMENT

TAYLOR, GEOFFREY, Salesperson Congressional Commercial LLC	**APPROVED** ✓ **DEFERRED** **DENIED**
PARK, JAMES, Salesperson Top Pro Realty LLC	**APPROVED** ✓ **DEFERRED** **DENIED**
COLEMAN, BARRY, Salesperson City Properties LLC	**APPROVED** ✓ **DEFERRED** **DENIED**
CATARINO, REINALDO, Salesperson Long & Foster Real Estate Inc.	**APPROVED** ✓ **DEFERRED** **DENIED**
SPRINGS-CAMPBELL, MILLICENT, Salesperson Quick Sell Realty LLC	**APPROVED** ✓ **DEFERRED** **DENIED**
	APPROVED **DEFERRED** **DENIED**
	APPROVED **DEFERRED** **DENIED**
	APPROVED **DEFERRED** **DENIED**
	APPROVED **DEFERRED** **DENIED**
	APPROVED **DEFERRED** **DENIED**
	APPROVED **DEFERRED** **DENIED**
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NEW LICENSE

CRITTENDEN, WILLIAM, Salesperson Market Realty, Inc	APPROVED DEFERRED DENIED
	APPROVED DEFERRED DENIED
	APPROVED DEFERRED DENIED
	APPROVED DEFERRED DENIED
	APPROVED DEFERRED DENIED
	APPROVED DEFERRED DENIED
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