



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 4<sup>th</sup> 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**



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**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.



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**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.



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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 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.



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**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**

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

**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 8<sup>th</sup> to 13<sup>th</sup> 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.



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**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 4<sup>th</sup> 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:

<u>Course</u>	<u>Instructor Name</u>	<u>Course #</u>
<b>Counselors School of Real Estate</b> 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):

<u>Course</u>	<u>Instructor Name</u>	<u>Course #</u>
<b>Greater Capital Area Association of Realtors – GCAAR</b>		
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
<b>Henderson Professional Development Seminars</b>		
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
<b>Long &amp; Foster Real Estate, Inc.</b>		
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 Negotiating - #11797 Tenant Opportunity to Purchase Act - #12857 Regional Sales Contract Analysis - #11803
Instructor Approval	Carol C. Burns	Risk Reduction - #11804
Instructor Approval	Bobby Lee	
Instructor Approval	Anthony DeVol	
Instructor Approval	Mary Lee	





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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):

<u>Course</u>	<u>Instructor Name</u>	<u>Course #</u>
<b>McKissock, LP</b>		
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
<b>Monarch Title, Inc.</b>		
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):

<u>Course</u>	<u>Instructor Name</u>	<u>Course #</u>
<b>Real Estate Institute</b>		
Credit and Loan Process	Christian E. Erichsen	12892
<b>The CE Shop</b>		
Seller Representative Specialist (SRS)	Michael McAllister	12901
<b>Weichert Real Estate School of MD</b>		
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:

<u>Provider</u>	<u>Course Name</u>	<u>Deferral Reason</u>
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

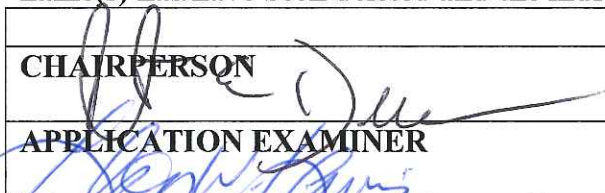

**DC REAL ESTATE COMMISSION  
APPLICATION LIST  
LIST # 2  
February 11, 2014**

**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

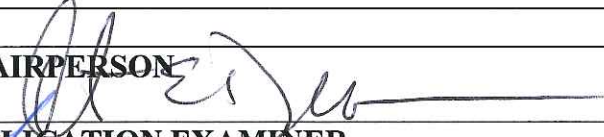

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**REINSTATEMENT**

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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CHAIRPERSON	DATE
	2-11-14
APPLICATION EXAMINER	DATE
	2/11/14

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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 <i>Quick Sell Realty LLC</i>	APPROVED ✓	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED
	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>[Signature]</i>	DATE 2-11-14
APPLICATION EXAMINER <i>[Signature]</i>	DATE 2-11-14

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APPLICATION LIST  
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**NEW LICENSE**

CRITTENDEN, WILLIAM, Salesperson <i>William Crittenden</i>	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DEFERRED	<input type="checkbox"/> DENIED
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	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DEFERRED	<input type="checkbox"/> DENIED
	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DEFERRED	<input type="checkbox"/> DENIED

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<b>CHAIRPERSON</b> <i>Albert P. ...</i>	<b>DATE</b> <i>2-11-14</i>
<b>APPLICATION EXAMINER</b> <i>...</i>	<b>DATE</b> <i>2-11-14</i>