

District of Columbia Real Estate Commission
April 15, 2014
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, April 15, 2014, at 2:18 pm at 1100 4th Street, S.W., Room 4302, Washington, D.C. 20024. At 1:30 pm the Commission held its executive session (closed to the public) to discuss the Legal Committee Report and that of the legal counsel.

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The meeting was called to order by Chairman Alton E. Duncanson at 2:18 pm and attendance was taken.

Commission Members Present: Alton E. Duncanson, Josephine Ricks, Monique Owens, Kenneth Smith and Ulani Gulstone.

Absent: Rick Gersten

Staff: Leon Lewis, Program Liaison, Kevin Cyrus, Education Liaison; Jason Sockwell, Program Support Specialist; Occupational and Professional Licensing Division

Legal Advisor to the Commission: Kia Winston

Public: - Joseph Dent
- Deairich Hunter

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Agenda Item: Comments from the Public

Joseph Dent – Mr. Dent, reinstatement applicant, appeared before the Commission to provide a further explanation why he had not signed a revised Consent Order. The Commission previously issued two Consent Orders to Mr. Dent regarding unlicensed practice. Mr. Dent explained to the Commission that he had a major health issue, which contributed to his practicing while unlicensed. Commissioner Rick’s suggested that Mr. Dent provide official medical documentation so as to avoid “self diagnosis.” Mr. Dent stated that he would supply the information to the Commission as requested.

Deairich Hunter – Mr. Hunter, reinstatement applicant, appeared before Commission to discuss the Commission’s deferral of his application for licensure as an independent broker. The Commission had placed the application on deferral pending an investigative report relating to a judgment entered against him. He requested that the Commission grant him an associate broker or salespersons license. Mr. Hunter stated that his ability to lease commercial real estate through working under the supervision of a broker would facilitate his ability to make restitution payments in the amount of \$224,000 to ten (10) DC residents. Additionally, Commissioner Gulstone stated that there is a character and fitness requirement regarding being barred again as an attorney. The Commission requested copies of the Disbarment Order issued from both jurisdictions.

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Agenda Item: Minutes

Upon motion duly made by Commissioner Gulstone, and properly seconded by Commissioner Owens, the Commission voted unanimously to accept the draft minutes dated March 11, 2014.

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Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Ricks, and properly seconded by Commissioner Owens, the Commission unanimously voted to approve Application List # 4, attached hereto and made a part of the April 15, 2014, minutes.

* * * * *

Agenda Item: Legal Committee Recommendations

- Delois Baskin vs. Eric Harris, Long & Foster Real Estate. Close; no apparent violation(s)
- Harry Roupas vs. Olisaemeka Akpati, Fairfax Realty. Close; no apparent violation(s)
- Robert Kyle Bivens vs. Kymber Lovett-Menkiti, City Properties LLC. Close; no apparent violation(s)
- G. William Calomiris, AIA vs. Nancy Hammond, Evers & Company Real Estate. Close; no apparent violation(s)
- Uchenna and Gail Arinzeh vs. Sherman Hill, PB & J Kingstowne LLC. Close; no violation that can be substantiated
- Dave Brooks vs. Marcus Howard and Keller Williams Realty. Send to Investigation Unit.
- Concerned Citizens of Kingman Park vs. Lisa White. Close; no apparent violation(s)
- Deborah Grimstead vs. Maria Dantzler, Greystar Property Management. Possible unlicensed activity; Send to Investigation Unit.
- Capital Properties Group, Inc. vs. Jack R. Shoptaw III, DRE Inc. Defer; licensee stated that he would send payment overnight; if not received within 10 calendar days, prepare final order to suspend license.

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Agenda Item: Legal Committee Recommendations (cont'd)

- Luke Purcell vs. Deairich Hunter, Remax Supreme Parties – Request for hearing; Forward to the Office of Administrative Hearings (OAH).
- DC Real Estate Commission vs. Nurit Coombe. Forward to the Office of Administrative Hearings (OAH).
- DC Real Estate Commission vs. Joseph Dent. Send to DCRA OGC for Notice of Intent to Deny Application (NOID).
- In the matter of Deairich Hunter, reinstatement application. Awaiting receipt of investigative report and request of further documentation.

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

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Agenda Item: Education Committee Recommendations

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Owens, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the April 15, 2014, minutes.

Agenda Item: Budget

The financial report was not reviewed at this meeting.

Agenda Item: Legal Counsel Report

The Legal Counsel provided recommendations and counsel on all complaints and legal matters for this meeting.

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Agenda Item: Review of Calendar

The Commission-sponsored Historic Preservation seminars will be held on May 9th, 2014, at Gallaudet University.

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 CLEAR Board Member training will be held on June 2, 2014, at the Sumner School.

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Agenda Item: Review of Calendar (cont'd).

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.

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 15	May 13	June 10
July 8	August – No meeting	September 9
October 14	November 11	December 9

Agenda Item: Old Business

All Commissioners have received their employee ID badges, which have been activated by the DCRA Information Technology Department, and are functional.

Agenda Item: New Business

- A. Report - ARELLO Mid-Year Meeting – April 8-13, 2014
Chairman Duncanson and members Ricks and Gulstone, along with staff member Leon Lewis, attended the ARELLO Mid-Year meeting in San Diego, California. The attendees stated that it was an excellent meeting. Meetings attended included *New Member Orientation, Fair Housing, Law and Regulation, Commission Member Resource Committee, Administrator Forum, Education Issues Forum, Governance Review Committee, Appraisal Advisory Group, Global Regulatory Best Practices Task Force, Finance Committee, Executive Committee, Information Technology, Membership Committee*, general sessions, *Strategic Planning, General Assembly*, and the *Board of Directors*. Chairman Duncanson stated that the digitized Fair Housing Manual is to be completed in the fall; the attendees stated that it was voted that the New Member Orientation be a permanent part of the ARELLO Mid-Year and ARELLO Annual Conference agendas; and it was voted that the Global Regulatory Task Force be a permanent part of a standing committee or a permanent committee. Commissioner Gulstone stated that the usage of shadow bids was discussed in the Law and Regulation Committee, as well as various enforcement challenges concerning property management.

Agenda Item: New Business cont'd

Mr. Lewis expressed appreciation to Chairman Duncanson for all of the work that he has done in the fair housing area over so many years, and for the guidance he has provided to the Fair Housing Committee, and to ARELLO staff. He also thanked all of the Commissioners for the leadership roles undertaken on various committees, and for their activity and presence at numerous committee meetings.

The ARELLO Annual Conference will be held in Washington, DC during the fall of 2015 at the Shoreham Hotel.

- B. Discussion (1) – Commission Newsletter – The Commission has suggested that the upcoming newsletter feature articles on recent appointee Ulani Gulstone as well as former Commissioners Henry Terrell and Shari Barton.
- C. Discussion (2) – The Commission has also suggested that the upcoming newsletter feature all disciplinary action taken by the Board since the publication of the last newsletter, and that there be a link to the aforementioned disciplinary actions on the website.
- D. Proposed Commission-sponsored Seminars – Summer 2014
- E. CLEAR Training – June 2, 2014 – Summer School
- F. Regarding the matter of Michael Marriott:
Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Ricks, the Commission unanimously voted to rescind the Advice of Admonition concerning the envelope.
- G. The Commissioners discussed the idea of doing PSAs with available funding. Chairman Duncanson indicated that the usage of the Real Estate Guaranty and Education Fund is for licensees only by law.
The Commission intends to ascertain whether the Education Fund can be utilized to facilitate production of public service announcements (PSA's).

Agenda Item: Correspondence

The Commission received one email attachment from Commissioner Gersten that was distributed to staff and legal counsel. The attachment specified that The Maryland Real Estate Commissioners have requested the scheduling of “Town Hall” meetings, which are required to be attended by all Principal Brokers licensed in the State of Maryland. This meeting is “FOR Principal Brokers ONLY.”

The Hawaii Real Estate Commission newsletter was distributed to each Commissioner, staff and legal counsel present.

Agenda Item: Next Meeting

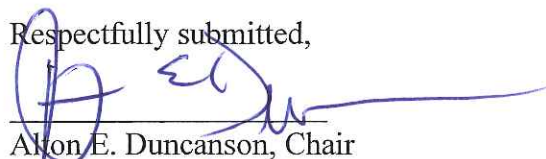
Next Scheduled Regular Meeting, May 13, 2014 from 10:30am to 12:30pm at 1100 4th Street, SW, Room 300B, Washington, DC 20024

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Agenda Item: Adjournment

Upon motion duly made by Commissioner Ricks and properly seconded by Commissioner Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 3:43 pm.

Respectfully submitted,



Alton E. Duncanson, Chair

5/13/14

Date

Recorder: Jason Sockwell
Attachments

Prepared by Jason Sockwell and finalized by Leon W. Lewis, Program Liaison



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 : April 15, 2014

SUBJECT : Education Committee Meeting Report before the Commission

The following **Endorsement Applications** were **Approved** by the Education Committee since the March 11, 2014 meeting:

Edward	Felton	SALESPERSON	MARYLAND
Pauline	Johnson-Brown	BROKER	CALIFORNIA
Elaine	Koehl	SALESPERSON	MARYLAND
Jimmie	Nooner	SALESPERSON	TEXAS
Christina	Poodt	BROKER	GEORGIA
Steven	Segar	SALESPERSON	FLORIDA
Luz	Verost	SALESPERSON	FLORIDA

The following **Endorsement Applications** were **deferred** by the Education Committee since the March 11, 2014 meeting:

Kenneth	Chase	BROKER	NEW YORK & MASSACHUSETTS
Louis	Dixon	SALESPERSON	ALABAMA
Ubaid	Khan	SALESPERSON	FLORIDA
Felicia	Owens-Dixon	SALESPERSON	ALABAMA
Nathan	McKay	SALESPERSON	WASHINGTON, DC

CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the March 11, 2014 meeting:

<u>Course</u>	<u>Instructor Name</u>	<u>Course #</u>
Long & Foster Real Estate, Inc. Flood 101 - Taking the Fear Out of Flood	Patrick Bain Ana Keswani	12921
Financing in a New World	Brian J. Haug Brian Quinlan Thomas O'Keefe	12920



DISTRICT OF COLUMBIA
Real Estate Commission

ADDRESS ALL COMMUNICATIONS
TO THE COMMISSION

CE/PL APPLICATIONS: The following provider course/instructor applications were **approved** by the Education Committee since the March 11, 2014 meeting:

<u>Course</u>	<u>Instructor Name</u>	<u>Course #</u>
Academy of Real Estate Instructor Approval	Michael Ridgeway Colleen (Cogan) Smyth	Risk Management - #12808 The Regional Contract - #12695 From Contract to Closing - #12593 Contract Contingencies - #12553
Instructor Approval	William Frost	The Regional Contract - #12695
Coldwell Banker Residential Brokerage Instructor Approval	Peter Habib Marcia Green	The ABCs of Home Warranty - #11685
HPDS - Henderson Professional Development Seminars		
DC Legislative Update, Rent Control & Landlord Tenant Housing Rights	Trinity Jennings	12925
DC Fair Housing and Predatory Lending	Trinity Jennings	12926
Financing Issues / Update	Trinity Jennings	12927

CE BANKING. To date, 32 schools have applied and are approved to offer 291 approved courses through the new PULSE CE Banking system for the 2013 - 2015 renewal cycle.

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

APPLICATION LIST

LIST # 4

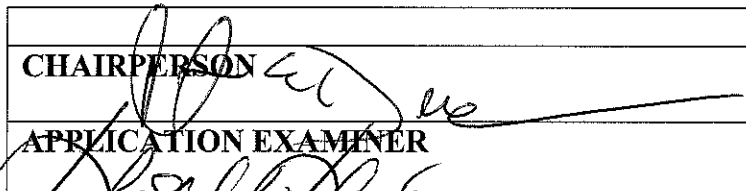
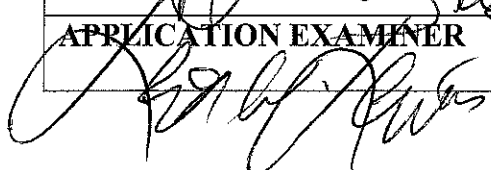
April 15, 2014

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

APANDA, NICOLE, Salesperson Avery-Hess Realtors	APPROVED ✓ DEFERRED DENIED
GARRISON, LAMONT, Salesperson Realty Direct Inc.	APPROVED ✓ DEFERRED DENIED
HENKEL, KRASIMIRA, Associate Broker Distinctive Real Estate Inc.	APPROVED ✓ DEFERRED DENIED
MARICLE, ROBERT, Salesperson Fairfax Realty of Georgetown LLC	APPROVED ✓ DEFERRED DENIED
NORRIS, TERRY, Salesperson Fairfax Realty Inc.	APPROVED ✓ DEFERRED DENIED
TROTTER, KENNETH, Salesperson NRT Mid-Atlantic LLC	APPROVED ✓ DEFERRED DENIED
WOODWARD, LASHAWN, Principal Broker Legacy Real Estate Properties	APPROVED ✓ DEFERRED DENIED
MOON, JUNG, Salesperson NBI Realty LLC	APPROVED ✓ DEFERRED DENIED
BENDFELDT, JOHANNA, Principal Broker Fairfax Realty of Tysons Inc.	APPROVED ✓ DEFERRED DENIED
DAVIS, TRACEYANN, Salesperson Senate Real Estate Services LLC	APPROVED ✓ DEFERRED DENIED
HARRISON, ANTONIO, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓ DEFERRED DENIED
WOOLFOLK, JONATHAN, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓ DEFERRED DENIED
LEE, BO, Property Manager	APPROVED ✓ DEFERRED DENIED
COATES, RAYMOND, Salesperson Long & Foster Real Estate Inc.	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	DATE
	4-15-14
APPLICATION EXAMINER	DATE
	4-15-14

APPLICATION LIST

LIST # 4

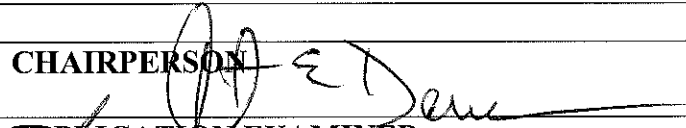
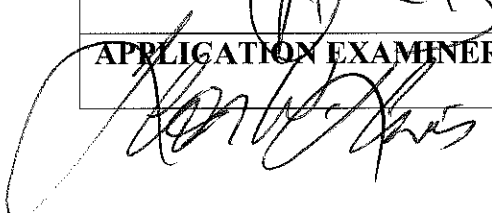
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REINSTATEMENT

ANDERSON, LEAH, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓	DEFERRED	DENIED
ANWAR, SADIG, Salesperson Fairfax Realty Inc	APPROVED ✓	DEFERRED	DENIED
BLUE, EARL, Salesperson Properties International	APPROVED ✓	DEFERRED	DENIED
BOUKNIGHT, ROBERT, Salesperson DARJAS LLC	APPROVED ✓	DEFERRED	DENIED
BRATHWAITE, ZERNIE, Salesperson Upper Marlboro Preferred Properties	APPROVED ✓	DEFERRED	DENIED
GARCIA-TAIT, BETANIA, Salesperson DCRE Residential LLC	APPROVED ✓	DEFERRED	DENIED
JONES, MICHAEL, Salesperson KMT Services LLC	APPROVED ✓	DEFERRED	DENIED
KIM, SAEM, Salesperson 1 st Realty LLC	APPROVED ✓	DEFERRED	DENIED
LAWRENCE-REID, DONNA, Salesperson House & Home Realtors Inc.	APPROVED ✓	DEFERRED	DENIED
MARTINEZ, AGUSTIN, Salesperson Spring Hill Real Estate LLC	APPROVED ✓	DEFERRED	DENIED
PEARSON HAWKINS, JULIE, Salesperson Cascades Realty Group LLC	APPROVED ✓	DEFERRED	DENIED
PONE, ANDREA, Salesperson Bennett Team Investments LLC	APPROVED ✓	DEFERRED	DENIED
SAGHAFI, ALI, Salesperson Samson Companies LLC	APPROVED ✓	DEFERRED	DENIED
SANCHEZ, KADRI, Salesperson Tutt, Taylor & Rankin Real Estate LLC	APPROVED ✓	DEFERRED	DENIED
WHALEN, FARAJI, Salesperson City Properties LLC	APPROVED ✓	DEFERRED	DENIED

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APPLICATION EXAMINER 	DATE 4/15/14

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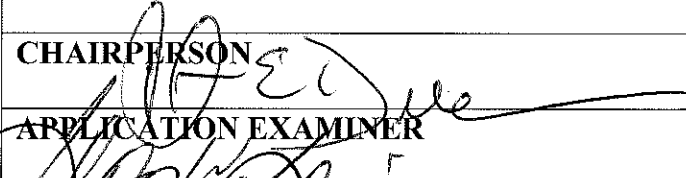

April 15, 2014

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REINSTATEMENT

PERSON, TAKONIA, Salesperson Bennett Team Investments LLC	APPROVED ✓	DEFERRED	DENIED
YOUNG, JENNIFER, Salesperson Alexander Ventures LLC	APPROVED ✓	DEFERRED	DENIED
YAN, WAIFUN, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓	DEFERRED	DENIED
SMITH, JARRETT, Salesperson Capitol Creag LLC	APPROVED ✓	DEFERRED	DENIED
LOUIS, GUITSON, Principal Broker DC Metro Real, LLC	APPROVED ✓	DEFERRED	DENIED
LEBLANC, SAM, Salesperson Urban Igloo, LLC	APPROVED ✓	DEFERRED	DENIED
MCCORD, MAC, Salesperson Remax Realty Services	APPROVED ✓	DEFERRED	DENIED
MILLER, BRIAN, Associate Broker <i>Independent Broker</i>	APPROVED ✓	DEFERRED	DENIED
PITT, MELVIN, Salesperson Direct Enterprises LLC	APPROVED ✓	DEFERRED	DENIED
SHOTT, DAVID, Salesperson Redwood Adventure LLC	APPROVED ✓	DEFERRED	DENIED
KIDD, VALERIE, Salesperson New Millennium RE Inc.	APPROVED ✓	DEFERRED	DENIED
MIRCHELL, BRIAN, Salesperson Exit Elite Realty	APPROVED ✓	DEFERRED	DENIED
PALMER-STEWART, DAWN, Salesperson Success Realty LLC	APPROVED ✓	DEFERRED	DENIED
YOUNG, JOAN, Salesperson Young Real Estate Inc.	APPROVED ✓	DEFERRED	DENIED
	APPROVED	DEFERRED	DENIED

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