

District of Columbia Real Estate Commission
October 18, 2016
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, October 18, 2016, at 1100 4th Street, S.W., Room 300B, Washington, D.C. 20024.

* * * * *

The meeting was called to order by Chairperson Josephine Ricks at 9:30 am and attendance was taken. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Davis, 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.

The public session of the meeting was resumed at 10:00 am and attendance was taken.

Attendance

Commission Members Present: Josephine Ricks, Monique Owens, Ulani Gulstone, Frank Pietranton, Darrin D. Davis, Christine Warnke

Members Absent: Danai Mattison Sky

Staff: Leon W. Lewis, Executive Director, Clifford P. Cooks, Program Manager, Kevin Cyrus, Education Liaison, Stephanie Johnston, Program Support Specialist, George Batista, Investigator, Asia Dumas, Investigator, Occupational and Professional Licensing Division, Business and Professional Licensing Administration

Legal Counsel: Kia Winston

Public Consumers Present: Tamrat Medhin, Kiwaslei Anyanwutaku

* * * * *

Agenda Item: Comments from the Public

There were no public comments made at this meeting.

**Minutes – District of Columbia Real Estate Commission
October 18, 2016
Page Two**

Agenda Item: Draft Minutes

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Owens, the Commission voted unanimously to accept draft minutes dated September 13, 2016.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Davis and properly seconded by Commissioner Pietranton, the Commission unanimously voted to approve Application Lists 10, attached hereto and made a part of the September 13, 2016, minutes. Mr. Steven Utley, new salesperson applicant, is approved contingent upon a (request current good standing) letter from his probation officer.

Agenda Item: Complaints and Legal Committee Recommendations

Taiwo Demuren against Alfred Ekuban, Ekuban Realty Services, Inc. – Close; complaint withdrawn.

In the matter of Melvyn Williams – response to Notice of Intent to take Disciplinary Action (NOID)– respondent requests hearing – refer to the Office of Administrative Hearings (OAH) for hearing.

Investigative report in the matter of Tamrat Medhin – 2016-015 – close; complaint withdrawn.

Pia Winston against Timothy Olawuni, Fairfax Realty, Inc. – await response from respondent.

Application of Steven Utley – approval contingent upon “good standing” letter from probation officer.

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

* * * *

Agenda Item: Education Items

Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Davis, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the October 18, 2016, minutes.

Agenda Item: Budget

Mr. Cooks provided up-to-date information regarding the FY '17 Real Estate Guaranty and Education Fund budget.

**Minutes – District of Columbia Real Estate Commission
October 18, 2016
Page Three**

* * * * *

Agenda Item: Review of Calendar

Commission meetings (2016)

January 12 2016	July 12, 2016
February 9, 2016	August - Recess
March 8, 2016	September 13, 2016
April 12, 2016	October 11, 2016 – rescheduled to October 18, 2016
May 10, 2016	November 8, 2016
June 14, 2016	December 13, 2016

The NAR Annual Convention is in Orlando, Florida from November 4-7, 2016.

A Commission-sponsored Instructor Development Workshop and Commission-sponsored courses for licensees are scheduled for January 2017 (exact date to be determined).

* * * * *

Agenda Item: Old Business

Commissioners Sky and Davis will be attending upcoming Board and Ethics Government Accountability (BEGA) training, where they will, in addition to *Ethics* training, receive instructions regarding establishing DC government e-mail accounts while Commission members.

Agenda Item: New Business

Chairperson Ricks informed the Commission that she will not be able to attend the November 8, 2016, meeting. She has appointed Frank Pietranton to act in her stead.

Mr. Cyrus and Ms. Thomas reported that the seminars of September 16, 2016, were well attended. It was also reported that additional fair housing instructors are needed to teach the course on fair housing. The National Fair Alliance will be contacted regarding possible instructors. It was also suggested that a Commission-sponsored *Broker Supervision* course be offered to brokers in the future.

Regarding the report of the Association of Real Estate License Law Officials (ARELLO) Annual Conference in Vancouver, British Columbia, Canada, Chairperson Ricks, Commission member Darrin Davis, and staff person Leon Lewis attended. The attendees attended general and committee meetings on: New member/First Time Attendees Orientation, Fair Housing Committee, Investigator/Auditor Resource Committee, Administrator Round Table, Commissioners Round Table, Finance Committee. General sessions included: Regulation Around the World (speakers were from South Africa and Canada), Education Issues Roundtable, The Right Stuff: Are we getting it Wrong? Examining Core Competencies of the Real Estate Professional (presented by several testing companies).

**Minutes – District of Columbia Real Estate Commission
September 13, 2016
Page Four**

Agenda Item: New Business cont'd

Accomplishments included: Chairperson Josephine Ricks was nominated and elected as a Director on the ARELLO Board of Directors; Darrin Davis received an orientation and overview of the ARELLO organization and the resources available to him. Leon Lewis was recognized as a past president of the organization at the ARELLO Installation Banquet. Former Real Estate Commission Chair Alton E.(Tony) Duncanson was posthumously honored with the association's first ARELLO Exemplar designation.

The Commission requested that a representative from the timeshare industry in DC be invited to a future meeting.

Agenda Item: Correspondence

An e-mail from Amy Posse, program manager, Pearson Vue, reflecting a new content outline for the broker and salesperson examinations of the national examination was given to each Commission member and staff person. The new content outline will go live on February 1, 2017.

An e-mail from Kelly Hunt, Fellow, Office of Council member Elissa Silverman, re; proposed amendment to Seller's Disclosure Statement (stop work orders). Given to each Commission member and staff person.

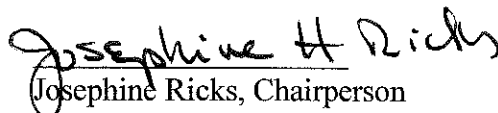
Agenda Item: Next Meeting

Next Scheduled Regular Meeting, November 8, 2016
1100 4th Street, SW, Room 300B, Washington, DC 20024

Agenda Item: Adjournment

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 10:40 am.

Respectfully submitted,


Josephine Ricks, Chairperson

11-8-16
Date

Recorder: Stephanie Johnston, Program Support Specialist
Attachments
Minutes prepared by Leon W. Lewis, Executive Director

APPLICATION LIST

LIST # 10

October 18, 2016

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

WINN MANAGED PROPERTIES LLC Limited Liability Company	APPROVED ✓ DEFERRED DENIED
BRANDES, KEVIN, Salesperson WATASSA MANAGEMENT LLC	APPROVED ✓ DEFERRED DENIED
COOKE, CHRISTINA, Property Manager	APPROVED ✓ DEFERRED DENIED
DEVASTEY, MICHELLE, Property Manager	APPROVED ✓ DEFERRED DENIED
FERGUSON, ANDRA, Salesperson City Properties LLC	APPROVED ✓ DEFERRED DENIED
GORDON, ANDREW, Salesperson Samuel Henderson	APPROVED ✓ DEFERRED DENIED
GORSKI, LEIGH, Principal Broker Lilibridge Healthcare Services IV Inc.	APPROVED ✓ DEFERRED DENIED
HOLT, NAWANA, Salesperson Redfin Corporation	APPROVED ✓ DEFERRED DENIED
INGRAM-YOUMANS, NICKIEA, Salesperson Long & Foster Real Estate	APPROVED ✓ DEFERRED DENIED
JOHNSON, DARA, Salesperson Envision Realty	APPROVED ✓ DEFERRED DENIED
MAPSON, JADA, Salesperson Taylor Properties	APPROVED ✓ DEFERRED DENIED
MOORMAN, CHANDA, Salesperson Grand Vacations Realty LLC	APPROVED ✓ DEFERRED DENIED
MYERS, LEONARD, Salesperson Spring Hill Real Estate LLC	APPROVED ✓ DEFERRED DENIED
ODUBANJO, OLUGBOYEGA, Principal Broker Bethel Realty LLC	APPROVED ✓ DEFERRED DENIED
PHELPS, BENJAMIN, Salesperson Weichert Company of Maryland Inc.	APPROVED ✓ DEFERRED DENIED
SCOTT, KATRINA, Salesperson Penfed Realty LLC	APPROVED ✓ DEFERRED DENIED
SMITH, MICHAEL, Salesperson Deluxe Realty LLC	APPROVED ✓ DEFERRED DENIED
UTLEY, STEVEN, Salesperson Upper Marlboro Preferred Properties	APPROVED ✓ DEFERRED DENIED
VALENCIA, ROBERTO, Associate Broker Samson Companies LLC	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

APPLICATION EXAMINER

DATE

Joseph H. Rich

10/18/16

[Signature]

10-18-16

APPLICATION LIST

LIST # 10

October 18, 2016

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.

REINSTATEMENT

ABBASI, MIRWAIS, Salesperson Classic Realty	APPROVED ✓ DEFERRED DENIED
AHMED KHANQAHI, Salesperson Golden Key Realty LLC	APPROVED ✓ DEFERRED DENIED
ASSEGAHEGN, NARDOS, Salesperson Direct Enterprises LLC	APPROVED ✓ DEFERRED DENIED
BLUE, EARL, Salesperson City Properties, LLC	APPROVED ✓ DEFERRED DENIED
BROCK, ANGELA, Salesperson FARRAR INC	APPROVED ✓ DEFERRED DENIED
BUSH, AHMED, Salesperson Metro Referral Assoc. Inc.	APPROVED ✓ DEFERRED DENIED
FILLEY, ROBERT, Salesperson Marcus & Millichap Real Estate Investment Services	APPROVED ✓ DEFERRED DENIED
GUDE, MARK, Salesperson DCRE Residential LLC	APPROVED ✓ DEFERRED DENIED
JOHNSON, CHARLES, Salesperson SMB Murchison Realty Inc.	APPROVED ✓ DEFERRED DENIED
MUSTAFA, SIDDIK, Salesperson Fairfax Realty Inc.	APPROVED ✓ DEFERRED DENIED
REESE, LINDSEY, Salesperson District Home Buzz LLC	APPROVED ✓ DEFERRED DENIED
SEEVERS, SHERESE, Salesperson SMK Holdings LLC	APPROVED ✓ DEFERRED DENIED
WALKER, BALKIS, Salesperson Direct Enterprises LLC	APPROVED ✓ DEFERRED DENIED
WHITING, DANIEL, Salesperson Remax All Pro	APPROVED ✓ DEFERRED DENIED
WILSON, SAMUEL, Salesperson Delwin Realty LLC	APPROVED ✓ DEFERRED DENIED
BOYKIN, TERRENCE, Salesperson ReMax 2000	APPROVED ✓ DEFERRED DENIED
MOORE, JAMES, Salesperson Capital Metro Properties LLC	APPROVED ✓ DEFERRED DENIED
WHITTAKER, TIFFANI, Salesperson Urban Compass, Inc.	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

APPLICATION EXAMINER

DATE

APPLICATION LIST



MEMORANDUM

TO : Members of the DC Real Estate Commission

FROM : EDUCATION COMMITTEE
Monique Owens, Chair
Danai Mattison Sky, Member
Christine Warnke, Member
Kevin Cyrus, Education Coordinator
Kathy Thomas, Education Liaison Specialist

DATE : October 18, 2016

SUBJECT : Education Committee Meeting Report before the Commission

(5) **Endorsement Applications** were **APPROVED** by the Education Committee since the September 13, 2016 meeting
Martha Hassell, Broker
Sonya Wilson, Broker
Jeffrey Jurick, Broker
Robin Li, Salesperson
Armani White, Salesperson

(1) **Endorsement Application** was **DEFERRED** by the Education Committee since the September 13, 2016 meeting
Ryan Vandegrift, Salesperson

CE/PL APPLICATIONS: The following provider course/instructor/renewal applications were **approved** by the Education Committee since the September 13, 2016 meeting:

1. Academy of Real Estate

Course Title	Instructor(s)	Course ID#
Financing Issues	Lenny Gordon	12771
	* Adding Instructors to already approved course	

2. Tri Star Academy

Course Title	Instructor	Course ID#
Legislative Update	Chris Sinanan	13173
Ethics Flipping & Predatory Lending	Chris Sinanan	13175
MREC Agency – Residential – MD	Chris Sinanan	13176

3. Professional Development Institute

Course Title	Instructor	Course ID#
DC Legislative Update	Nichelle Hagins	11956
Financing Issues	Larry Hudson	12496
	Tara Houston	
	* Adding Instructors to already approved courses	
Fair Housing	Larry Hudson	11955
	* Adding Instructors to already approved course	



MEMORANDUM (Page 2) – October 18, 2016

4. Cooke Real Estate School

<u>Course Title</u>	<u>Instructor</u>	<u>Course ID#</u>
Pre-Licensing Principles and Practices of Real Estate for Salespersons	Frank Cooke	N/A

CE BANKING. To date, 56 schools have applied and are approved to offer 1,338 approved courses through the new PULSE CE Banking system for the 2015-2017 renewal cycle.

cc: C. Cooks, Program Manager
S. Mason, Program Officer
L. Lewis, Program Liaison