

**District of Columbia Real Estate Commission**  
**November 10, 2015**  
**Minutes**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, November 10, 2015, at 1100 4<sup>th</sup> Street, S.W., Room 300B, Washington, D.C. 20024. Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Gulstone, the Commission voted unanimously to go into executive session at 9:47 am to discuss the Legal Committee Report, applications for licensure and report of the legal counsel.

\* \* \* \* \*

In lieu of Chair Helen Dodson, who was present, but ill at the meeting, the meeting was called to order at 10:30 am by vice chair Josephine Ricks and attendance was taken.

**Attendance**

Commission Members Present: Helen Dodson, Josephine Ricks, Monique Owens, Ulani Gulstone, Christine Warnke

Commission Members Absent: Frank Pietranton

Staff: Leon W. Lewis, Executive, Clifford P. Cooks, Program Manager, Kevin Cyrus, Education Liaison, Stephanie Johnston, Program Support Specialist, Asia Dumas, Investigator, Occupational and Professional Licensing Division; Wilfred Usher, Investigator, Regulatory Investigations Section, Business and Professional Licensing Administration

Legal Counsel: None;

Vacant and Blighted Properties: Enforcement Division Representative: Robert Spriggs, Enforcement Program Manager

Public Consumers Present: James Ramil, Architect

\* \* \* \* \*

**Agenda Item: Comments from the Public**

James Ramil, architect, was present at the meeting to verify the existence of on-line prelicensing courses, which the Commission informed him that there is a provider approved to deliver.

\* \* \* \* \*

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**Agenda Item: Minutes**

Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Owens, the Commission voted unanimously to accept draft minutes dated October 13, 2015, with corrections.

**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Commissioner Owens and properly seconded by Chairman Dodson, the Commission unanimously voted to approve Application List #11, attached hereto and made a part of the November 10, 2015, minutes.

**Agenda Item: Complaints and Legal Committee Recommendations**

Nicole Adair vs. James Williams (Senate Realty) – Refer for an investigation.

Sheila Simkin vs. Wendy Stein – Refer for an investigation.

Upon motion duly made by Commissioner Warnke and properly seconded by Chairman Dodson, 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 Warnke, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the November 10, 2015, minutes.

\* \* \* \*

**Agenda Item: Budget**

A report was not presented at this meeting.

\* \* \* \*

**Agenda Item: Legal Counsel Report**

None; legal counsel was not present at this meeting, however, counsel provided guidance on public complaints presented prior to this meeting.

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**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
May 10, 2016	November 8, 2016
June 14, 2016	December 13, 2016

\* \* \* \* \*

**Agenda Item: Old Business**

No old business was discussed at this meeting.

**Agenda Item: New Business**

- A. Mr. James Spriggs, Enforcement Manager, Vacant Properties, appeared before the Commission to provide an overview of the enforcement program he manages regarding vacant properties in the District of Columbia, as well as the exemptions for residential, commercial and construction properties. A question-and-answer period followed.
  
- B. Regarding the continued review of real estate legislation, a proposed date will be forthcoming after the December meeting.

**Agenda Item: Correspondence**

E-mail from Donna Christenson re: renewal/reinstatement – Staff to respond.

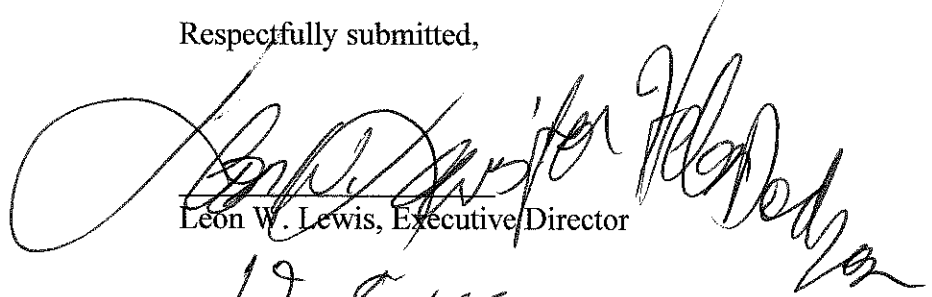
**Agenda Item: Next Meeting**

Next Scheduled Regular Meeting, December 8, 2015  
1100 4<sup>th</sup> Street, SW, Room 300B, Washington, DC 20024

**Agenda Item: Adjournment**

Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 11:47 am.

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Leon W. Lewis', is written over a horizontal line. To the right of the signature, there is another handwritten mark that looks like 'Held' followed by a flourish.

Leon W. Lewis, Executive Director

12-8-15  
Date

Recorder: Stephanie Johnston, Program Support Specialist  
Attachments

Minutes prepared by Leon W. Lewis, Executive Director

**DC REAL ESTATE COMMISSION  
APPLICATION LIST  
LIST # 11  
November 10, 2015**

**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**

BARBER, RAMONA, Salesperson Tammy Perkins-Mack	APPROVED / DEFERRED	DENIED
BELAYNEH, MEAZA, Salesperson Falls Church Realty Group	APPROVED / DEFERRED	DENIED
BLACKMON, SAUNDRA, Salesperson Long & Foster Real Estate	APPROVED / DEFERRED	DENIED
EKUS, JASON, Principal Broker Pavilion Real Estate	APPROVED / DEFERRED	DENIED
GALINDO, JOSUE, Salesperson Tristar Realty Inc.	APPROVED / DEFERRED	DENIED
GREGGS, MOLINDA, Principal Broker Magnus Realty LLC	APPROVED / DEFERRED	DENIED
NGUYEN, CHAU-BAO, Salesperson Samson Companies LLC	APPROVED / DEFERRED	DENIED
PARK, SAM, Salesperson Samson Companies LLC	APPROVED / DEFERRED	DENIED
PEACHEY, DAVID, Salesperson Long & Foster Real Estate	APPROVED / DEFERRED	DENIED
RODRIGUEZ, MARIA, Salesperson Fairfax Realty Inc.	APPROVED / DEFERRED	DENIED
WILLARD, TIERRA, Salesperson Upper Marlboro Preferred Properties	APPROVED / DEFERRED	DENIED
THUR, SHARYN, Principal Broker Shary Thur & Associates Inc.	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>Helen Doolson</i>	DATE <i>11-10-15</i>
APPLICATION EXAMINER	DATE

*Thomas Lewis*

*11-10-15*

**DC REAL ESTATE COMMISSION  
APPLICATION LIST  
LIST # 11  
November 10, 2015**

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**REINSTATEMENT**

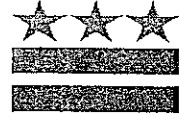
ALPHA-KPETEWAMA, SAA, Salesperson SMK Holdings LLC DBA Exit Elite Realty	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
DERENONCOURT JR., FRANTZ, Salesperson Tristar Realty	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
ENG, HOA, Principal Broker Prime Realty Group LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
FITZGERALD, JOHN, Associates Broker Novo Development Corporation	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
GOODWIN, BEVERLY, Salesperson Fairfax Realty Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
LIU, NICK, Salesperson Meladon Management Partners	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
NGUYEN, TAM, Salesperson New Star Realty & Investment Corp	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
OWENS, ANETA, Associate Broker Catherine Gill	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
ROSENBERG, EILEEN, Salesperson City Properties LLC DBA Keller. Williams Capitol Properties	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
SAXENA, SUNIL, Salesperson Professional Realty Services	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
SHARY THUR & ASSOCIATES Company	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
BARNES-MOSAID, SAN LUISA, Independent Broker	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>

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>Walter Redson</i>	DATE	<i>11-10-15</i>
APPLICATION EXAMINER		DATE	

*Alan W. Davis*

*11-10-15*



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
**DC Real Estate Commission**

**MEMORANDUM**

**TO :** Members of the DC Real Estate Commission

**FROM :** EDUCATION COMMITTEE  
 Helen Dodson, Chair  
 Monique Owens  
 Christine Warnke  
 Kevin Cyrus, Education Liaison

**DATE :** November 10, 2015

**SUBJECT :** Education Committee Meeting Report before the Commission

The following **Waiver Applications** were **approved** by the Education Committee since the October, 2015 meeting:

- |                     |             |               |          |
|---------------------|-------------|---------------|----------|
| 1. Joan Hwang       | BROKER      | CALIFORNIA    | Approved |
| 2. Patience Kplui   | BROKER      | VIRGINIA      | Approved |
| 3. David Morey      | BROKER      | NEW YORK      | Approved |
| 4. Sonit Bhatt      | SALESPERSON | WEST VIRGINIA | Approved |
| 5. Nick LeDonne     | SALESPERSON | NEW YORK      | Approved |
| 6. Benjamin Lincoln | SALESPERSON | MASSACHUSETTS | Approved |

The following **Waiver Applications** were **deferred** by the Education Committee since the July 14, 2015 meeting:

**CE/PL APPLICATIONS:** The following provider course/instructor applications were **approved** by the Education Committee since the July 14, 2015 meeting:

**1. HPDS - Henderson Professional Development Seminars**

- |  |                  |                |
|--|------------------|----------------|
| Principles and Practices of Real Estate for Brokers      | Samuel Henderson | PRE- LICENSING |
| Principles and Practices of Real Estate for Salespersons | Samuel Henderson | PRE- LICENSING |
| Property Manager - Prelicensing                          | Samuel Henderson | PRE- LICENSING |
| Principles and Practices of Real Estate for Brokers      | Trinity Jennings | PRE- LICENSING |
| Principles and Practices of Real Estate for Salespersons | Trinity Jennings | PRE- LICENSING |
| Property Manager - Prelicensing                          | Trinity Jennings | PRE- LICENSING |
| Principles and Practices of Real Estate for Brokers      | Michele Yates    | PRE- LICENSING |
| Principles and Practices of Real Estate for Salespersons | Michele Yates    | PRE- LICENSING |
| Property Manager - Prelicensing                          | Michele Yates    | PRE- LICENSING |
| Principles and Practices of Real Estate for Brokers      | Shiela Murchison | PRE- LICENSING |
| Principles and Practices of Real Estate for Salespersons | Shiela Murchison | PRE- LICENSING |
| Property Manager - Prelicensing                          | Shiela Murchison | PRE- LICENSING |
| Principles and Practices of Real Estate for Brokers      | Paula Kearney    | PRE- LICENSING |
| Principles and Practices of Real Estate for Salespersons | Paula Kearney    | PRE- LICENSING |
| Property Manager - Prelicensing                          | Paula Kearney    | PRE- LICENSING |