

District of Columbia Real Estate Commission
April 11, 2017
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, April 11, 2017, at 1100 4th Street, S.W., Room 300B, Washington, D.C. 20024.

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The meeting was called to order by Chairperson Josephine Ricks at 10:00 am and attendance was taken. The Commission had discussion with Mr. Barry Weise, Legislative Director, and Kimie Matsuo, Legislative Fellow, to Councilmember Anita Bonds regarding the bill entitled "Common Interest Community Manager Licensing Act of 2017." The Discussion is found under New Business. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Owens, 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 at 9:53am.

The public session of the meeting was resumed at 10:48 am and attendance was taken.

Attendance

Commission Members Present: Josephine Ricks, Monique Owens, Frank Pietranton, Christine Warnke, Ulani Gulstone

Members Absent: Danai Mattison Sky, Darrin D. Davis

Staff: Leon W. Lewis, Executive Director, Clifford Cooks, Program Manager, Stephanie Johnston, Program Support Specialist, Kathy Thomas, Education Specialist, and Kevin Cyrus, Education Coordinator, Occupational and Professional Licensing Division.

Legal Counsel: Kia Winston, Assistant Attorney General

Public Consumers Present: Alfred Ekuban, Real Estate Broker

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Agenda Item: Comments from the Public

Mr. Alfred Ekuban discussed the complaint of Khalid Alizzi against Alfred Ekuban (decision is found under Legal Committee Recommendations) during the executive session. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Owens, the Commission unanimously voted to enter into executive session at 11:10 am.

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Agenda Item: Draft Minutes

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Warnke, the Commission voted unanimously to accept draft minutes dated March 14, 2017.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Owens and properly seconded by Commissioner Warnke, the Commission unanimously voted to approve Application Lists #4, attached hereto and made a part of the April 11, 2017, minutes.

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Warnke, the Commission unanimously voted to issue a Notice of Intent to Deny in the matter of Daniel Crosby.

Agenda Item: Complaints and Legal Committee Recommendations

In the Matter of Khalid Alizzi against Alfred E. Ekuban – Issue a Consent Order imposing a \$1000.00 fine.

In the matter of Ciara Lascano - Issue a Consent Order imposing a \$500.00 fine.

In the matter of Susan Leavitt - Send to OPLA Investigation Unit.

In the matter of Daniel Crosby, property manager applicant – Issue a Notice of Intent to Deny application.

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

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Agenda Item: Education Items

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Pietranton, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the April 14, 2017, minutes.

Agenda Item: Budget

Mr. Cooks reported that several funds within the Occupational and Professional Licensing Division were swept by the District of Columbia. He stated that the Real Estate Guaranty and

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Agenda Item: Budget cont'd

Education Fund was not included in the sweep. He stated that the Guaranty Fund still has \$1.7 million dollars available for this year.

Agenda Item: Review of Calendar

Commission meetings (2017)

January 10 2017	July 11, 2017
February 14, 2017	August - Recess
March 14, 2017	September 12, 2017
April 11, 2017	October 17, 2017
May 9, 2017	November 14, 2017
June 13, 2017	December 12, 2017

The Commission-sponsored continuing education courses will be held at Gallaudet College (Kellogg Center) on May 11, 2017.

The Historic Preservation seminar will be on May 19, 2017, at Gallaudet College (Kellogg Center).

The Real Estate Educators Association Annual Meeting is in Miami, Florida from June 23-26, 2017, in Miami, Florida.

The NAR-ARELLO Mid-year meeting will be held in Washington, DC during May (dates to be determined).

The National Association of Real Estate Brokers, Inc. Annual Conference is in New Orleans, Louisiana from July 28, 2017-August 1, 2017.

The Association of Real Estate License Law Officials Annual Conference is in Honolulu, Hawaii from September 19-24, 2017.

The National Association of Realtors Annual Convention is in Chicago, Illinois from November 3-6, 2017.

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Agenda Item: Old Business

None

Agenda Item: New Business

The Commission discussed the bill entitled the “Common Interest Community Manager Licensing Amendment Act of 2017” with representatives (Legislative Director, Barry Weise, and Legislative Fellow, Kimie Matsuo) from Councilmember Anita Bonds’ office during the meeting. The discussion focused on the historical background of the licensing bill with regard to problems involving condominium owners, low income residents, and management companies that offer little support to common interest associations and boards. Mr. Weise indicated that the bill is to provide support to the residents and to ensure that persons performing common interest managing services are educated, licensed and can perform the work related to common interest associations and residents. Mr. Weise stated that the estimated time for introduction of the bill is mid-July. He stated that the Commission could provide input on its concerns, and that he would inform Councilmember Bonds. The Commission members, legal counsel and staff informed the representatives that the Commission has been working on proposed legislation requiring a preclicensing course in property management to incorporate the major areas of property management, as well as to address concerns expressed by the public via complaints received by the Commission. The representatives and the Commission agreed that the Commission would make recommendations to Councilmember Bonds regarding the area of property management and its concerns relating to the proposed bill as soon as possible. On behalf of the Commission, Chairperson Ricks expressed appreciation to the representatives from Councilmember Bond’s office for their participation with the Commission on discussion of the proposed bill.

Regarding the late filing period (grace period) that occurs after each licensing cycle, Mr. Cooks informed the Commission that there will not be a late filing period after the salespersons’ cycle has ended because of a change in licensing vendors from Pearson Vue to PSI. He added that all expired salesperson licenses must be reinstated after August 31, 2017.

The legal counsel, Kia Winston, informed the Commission that emergency rulemaking must be done to accommodate this change. The draft language will be reviewed at the next scheduled meeting of the Commission for approval for publication.

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Agenda Item: Correspondence

No correspondence was reviewed at this meeting.

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Agenda Item: Next Meeting

Next Scheduled Regular Meeting, May 8, 2017
1100 4th Street, SW, Room 300B, Washington, DC 20024

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Agenda Item: Adjournment

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Gulstone, the Commission unanimously voted to adjourn. Meeting adjourned at 11:25 am.

Respectfully submitted,

Josephine Ricks
Josephine Ricks, Chairperson

May 9, 2017
Date

Recorder: Stephanie Johnston, Program Support Specialist
Transcriber: Leon W. Lewis, Executive

Attachments



DISTRICT OF COLUMBIA

Real Estate Commission

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 : April 11, 2017

SUBJECT : Education Committee Meeting Report before the Commission

(2) **Endorsement Applications** were **DEFERRED** by the Education Committee since the March 14, 2017 meeting.
Christine Basso, Salesperson
Camille Shute, Salesperson

CE/PL APPLICATIONS: The following provider course/instructor/renewal applications were **approved** by the Education Committee since the March 14, 2017 meeting:

1. McKissock

Course Title	Instructor(s)	Course ID#
How is the Legalization of Marijuana Affecting the Real Estate Market	William Gallagher * Adding Instructor only – course previously approved	12989

2. The CE Shop

Course Title	Instructor(s)	Course ID#
Marketing, Advertising and Social Media Compliance	Michael McAllister	13218
Green Day 1: Resource Efficient Homes: Retrofits, Remodels, Renovations and New Home Construction	Michael McAllister	13219
Green Day 2: Representing Buyers and Sellers Of Resource Efficient Homes	Michael McAllister	13220

3. UrbanLand Real Estate School

Course Title	Instructor(s)	Course ID#
Successfully Selling HUD Properties	Stu Reynolds	13217

CE BANKING. To date, 56 schools have applied and are approved to offer 1,386 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

**DC REAL ESTATE COMMISSION
APPLICATION LIST**

LIST # 4

April 11, 2017

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

ALLEN, JUDY, Salesperson Falls Church Realty Group LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
CROSBY, DANIEL, Property Manager	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> <i>NOT</i>
ECONOMIDES, CONSTANTINOS, Salesperson Long & Foster Real Estate Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
ESPARZA, JOE, Salesperson Capital Metro Properties LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
HONG, DANIEL, Salesperson Samson Companies LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
KNOX, MICHELLE, Salesperson Long & Foster Real Estate Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
MAITES, KENNETH, Salesperson Long & Foster Real Estate Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
MONTGOMERY, KIM, Salesperson Grady Properties Realty Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
PETHE, SUDHANVSHU, Salesperson Metrohomes Realty LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
STUTTS, NEIL, Property Manager Ease Property Services	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
SUBER, MIESHA, Salesperson Long & Foster Real Estate Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
THOMPSON, JOHN, Salesperson Carrington Real Estate Services US LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
WHITE, VANESSA, Salesperson W.C. & A.N. Miller A Long & Foster Company	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
TRAORE, KADIATOU, Salesperson White Plains Landmark LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
WRIGHT, CLARENCE, Salesperson NRT Mid-Atlantic LLC	APPROVED <input checked="" 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	DATE
APPLICATION EXAMINER <i>[Signature]</i>	DATE <i>4-11-17</i>

