

District of Columbia Real Estate Commission
June 13, 2017
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, June 13, 2017, 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 Warnke and properly seconded by Commissioner Pietranton, 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 10:11am

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

Attendance

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

Members Absent: Darrin D. Davis

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

Legal Counsel: Kia Winston, Assistant Attorney General

Public Consumers Present: None

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Agenda Item: Comments from the Public

There were no public consumers present at this meeting.

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June 13, 2017

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Agenda Item: Draft Minutes

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Mattison Sky, the Commission voted unanimously to accept draft minutes dated May 9, 2017.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Warnke, the Commission unanimously voted to approve Application Lists #6, attached hereto and made a part of the June 13, 2017, minutes. Commissioner Warnke did not vote on the applications.

Agenda Item: Complaints and Legal Committee Recommendations

In the matter of Beverly Boothe against Darrin Davis – Refer to Investigation Unit (OPLA).

In the matter of Fred and Terra Miller against Darrin Davis – Refer to Investigation Unit (OPLA).

In the matter of Samantha Slosberg against Brian Miller – Close; No jurisdiction; OPLA investigator will consult with appropriate agency regarding identify theft.

In the matter of Nichelle Smiley against Brian Stutson (investigative report) – Close; no violation.

In the matter of Brielle Green against Marianne Lawrence – OPLA investigator will consult with appropriate agency regarding identity theft.

In the matter of Ciaro Lascano – Reject revised Consent Order submitted by Ms. Lascano.

In the matter of new applicant, Jabar Lance Brown, salesperson – vote in public session.

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 Mattison Sky and properly seconded by Commissioner Owens, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the June 13, 2017, minutes.

Agenda Item: Budget

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

Regarding examination reviewers for the District of Columbia, Mr. Lewis stated that it will be on hold until the new vendor, PSI, has transitioned.

Regarding the Commission-sponsored seminars on May 11 and May 19, the staff reported that the coordination and delivery and the courses went very well.

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

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

Regarding the recommendations to Councilmember Bonds on “Common Interest Community Manager Licensing Amendment Act of 2017,” Mr. Lewis indicated that the recommendations are with DCRA’s legislative team and the Office of the Mayor for review.

The Commission members re-emphasized that they would like a meeting with Councilmember Bonds to discuss its recommendations regarding the “Common Interest Community Manager Licensing Amendment Act of 2017.”

Agenda Item: New Business

Regarding examination reviewers for the District of Columbia, Mr. Lewis stated that it will be on hold until the new vendor, PSI, has transitioned.

Regarding the Commission-sponsored seminars on May 11 and May 19, the staff reported that the coordination and delivery of the courses went very well.

Regarding unlicensed activity, Commissioner Gulstone discussed the area of unlicensed activity involving referral fees, or what is also referred to as bird dog/finder’s fees. It was stated that those fees can be paid to unlicensed persons in the District of Columbia as long as there is no brokerage activity involved by the recipient.

Commissioner Mattison Sky brought up the area of the Zillow Instant Offers program regarding possible brokerage activity. It was stated that the Commission has no jurisdiction over possible unlicensed activity and that DCRA has jurisdiction over unlicensed activity.

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Agenda Item: Correspondence

No correspondence was reviewed at this meeting.

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Agenda Item: Next Meeting

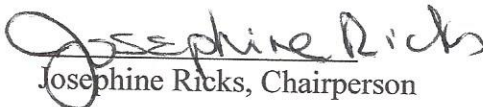
Next Scheduled Regular Meeting, July 11, 2017
1100 4th Street, SW, Room 300B, Washington, DC 20024

* * * * *

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 11:13 am.

Respectfully submitted,


Josephine Ricks, Chairperson

July 25, 2017
Date

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

APPLICATION LIST

LIST # 6

June 13, 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

BROWN, JABAR, Salesperson Upper Marlboro Preferred Properties LLC	APPROVED ✓ DEFERRED DENIED
HAMRAH, VAHID, Salesperson Grand Vacations Realty LLC	APPROVED ✓ DEFERRED DENIED
SEGAL, TRAVIS, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓ DEFERRED DENIED
SPARKS, BONNIE, Salesperson Carrington Real Estate Services, LLC	APPROVED ✓ DEFERRED DENIED
FREDERICK, DONALD, Salesperson A-Pro Managers, LLC	APPROVED ✓ DEFERRED DENIED
GAFFNEY, DAVID, Salesperson Urban Suburban Real Estate LLC	APPROVED ✓ DEFERRED DENIED
RYAN, MICHAEL, Salesperson Metropolis Development Company LLC	APPROVED ✓ DEFERRED DENIED
SMITH, RUDOLPH, Salesperson Grand Vacations Realty LLC	APPROVED ✓ DEFERRED DENIED
LANMAN, MOSHE, Salesperson Long & Foster Real Estate Inc.	APPROVED ✓ DEFERRED DENIED
LATAILLADE, KARL DANIEL, Salesperson NRT Mid-Atlantic LLC	APPROVED ✓ DEFERRED DENIED
MENTOR, SHARLENE, Salesperson Redfin Corporation	APPROVED ✓ DEFERRED DENIED
PACE, WILBUR, Associate Broker The John Akridge Management Company	APPROVED ✓ DEFERRED DENIED
PALMER, ZENDRA, Salesperson Urban Land Company	APPROVED ✓ DEFERRED DENIED
ROSS, GEORGE, Principal Broker Ross Realty LLC	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.

<i>Josephine H. Olick</i> CHAIRPERSON	<i>June 13, 2017</i> DATE
<i>[Signature]</i> APPLICATION EXAMINER	<i>6-13-17</i> DATE

APPLICATION LIST
LIST # 6
June 13, 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.

REINSTATEMENT

ASSOCIATES PROPERTY MANAGEMENT INC Corporation	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
ATLAS REALTY LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
BRADFORD REAL ESTATE GROUP LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
BRADFORD REAL ESTATE LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
TC OF MARYLAND LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
TYKEL, INC. Corporation	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
ALLISON JAMES ESTATES AND HOMES OF MD LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
COLQUITT-CARRUTHERS OF MD/VA LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
HOMEEQUITY REALTY LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
JOBIN REAL ESTATE COMPANY OF WASHINGTON INC. Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
WINDOWS OVER WASHINGTON REALTY GROUP LLC Limited Liability Company	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
JOHN T. CARRUTHERS JR., Principal Broker COLQUITT-CARRUTHERS OF MD/VA LLC	APPROVED <input checked="" 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"/>

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CHAIRPERSON	DATE
APPLICATION EXAMINER	DATE

Henry Lewis

6/13/17

APPLICATION LIST

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June 13, 2017

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HAMRAH, VAHID, Salesperson Grand Vacations Realty LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
SEGAL, TRAVIS, Salesperson Long & Foster Real Estate Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
SPARKS, BONNIE, Salesperson Carrington Real Estate Services, LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
FREDERICK, DONALD, Salesperson A-Pro Managers, LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
GAFFNEY, DAVID, Salesperson Urban Suburban Real Estate LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
RYAN, MICHAEL, Salesperson Metropolis Development Company LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
SMITH, RUDOLPH, Salesperson Grand Vacations Realty LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
LANMAN, MOSHE, Salesperson Long & Foster Real Estate Inc.	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
LATAILLADE, KARL DANIEL, Salesperson NRT Mid-Atlantic LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
MENTOR, SHARLENE, Salesperson Redfin Corporation	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
PACE, WILBUR, Associate Broker The John Akridge Management Company	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
PALMER, ZENDRA, Salesperson Urban Land Company	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
ROSS, GEORGE, Principal Broker Ross Realty LLC	APPROVED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>
	APPROVED <input type="checkbox"/> DEFERRED <input type="checkbox"/> DENIED <input type="checkbox"/>

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<i>Josephine H. Orick</i>	June 13, 2017
CHAIRPERSON	DATE
<i>[Signature]</i>	6-13-17
APPLICATION EXAMINER	DATE

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June 13, 2017**

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REINSTATEMENT

AGONAFIR, MESERET, Salesperson Trademark Realty Inc.	APPROVED / DEFERRED DENIED
CLARKE, ROBERT, Salesperson Weichert Company of MD Inc.	APPROVED / DEFERRED DENIED
TOOMEY, TRACY, Salesperson Smith Schnider LLC	APPROVED / DEFERRED DENIED
TOUCHETTE, TIMOTHY, Property Manager	APPROVED / DEFERRED DENIED
VIRK, YASHVIR, Salesperson Long & Foster Real Estate Inc.	APPROVED / DEFERRED DENIED
WILSON, BRIAN, Principal Broker Wilson Realty Group Inc.	APPROVED / DEFERRED DENIED
MOSBY, KEEGAN, Salesperson City Properties LLC	APPROVED / DEFERRED DENIED
LI, GUOYING, Associate Broker Nitro Realty	APPROVED / DEFERRED DENIED
ROSEN, CHARLES, Independent Broker	APPROVED / DEFERRED DENIED

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<i>Josephine H. Dick</i>	<i>June 13, 2017</i>
CHAIRPERSON	DATE
<i>[Signature]</i>	<i>6-13-17</i>
APPLICATION EXAMINER	DATE

APPLICATION LIST

LIST # 6

June 13, 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.

REINSTATEMENT

AMERICAN LAND AND HOME INC Corporation	APPROVED ✓	DEFERRED	DENIED
ASSOCIATES OF EKUBAN REALTY SERVICES INC. Corporation	APPROVED ✓	DEFERRED	DENIED
BELLE CHASE LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
B J CRIVELLA INC. Corporation	APPROVED ✓	DEFERRED	DENIED
BETHESDA REALTY GROUP LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
CATHEDRAL REALTY LLC Limited Liability	APPROVED ✓	DEFERRED	DENIED
COMMERCE PROPERTIES INC. Corporation	APPROVED ✓	DEFERRED	DENIED
CREA LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
DC CONDO COMPANY LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
FIRST AMERICAN PROPERTIES INC. Corporation	APPROVED ✓	DEFERRED	DENIED
GRADY PROPERTIES REALTY INC. Corporation	APPROVED ✓	DEFERRED	DENIED
HANES REALTY INC. Corporation	APPROVED ✓	DEFERRED	DENIED
INTEGRITY SALES LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
URE WASHINGTON DC LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
7 REALTY LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED

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<i>Josephine H. Richards</i>	June 13, 2017
CHAIRPERSON	DATE
<i>[Signature]</i>	6-13-17
APPLICATION EXAMINER	DATE



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 : June 13, 2017

SUBJECT : Education Committee Meeting Report before the Commission

- (10) Endorsement Applications were APPROVED by the Education Committee since the May 9, 2017 meeting.
- | | |
|---------------------------|--|
| Christine Basso, Broker | Hillary Palleschi-Browne, Salesperson |
| Ken Biberaj, Broker | Danielle Palleschi-Browne, Salesperson |
| Summer Frazier, Broker | Eugene Smiley, Salesperson |
| Khadeejah Johnson, Broker | Richard Meyers, Salesperson |
| Tamela Rucker, Broker | Elias Gurwitz, Salesperson |

CE/PL APPLICATIONS: The following provider course/instructor/renewal applications were approved by the Education Committee since the May 9, 2017 meeting:

1. GCAAR, Greater Capital Area Association of Realtors

<u>Course Title</u>	<u>Instructor(s)</u>	<u>Course ID#</u>
Broker Team Management	Mary Chieppa	13223

2. The CE Shop

<u>Course Title</u>	<u>Instructor(s)</u>	<u>Course ID#</u>
Working with Real Estate Investors: Understanding Investor Strategies	Michael McAllister	13224
The Code of Ethics in Action: Real Life Applications	Michael McAllister	13225

3. Academy of Real Estate

<u>Course Title</u>	<u>Instructor(s)</u>	<u>Course ID#</u>
DC Legislative & Landlord Tenant Rights	Malik Tuma	12565
• Adding Instructor to previously approved course		

CE BANKING. To date, 56 schools have applied and are approved to offer 1,393 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