

District of Columbia Real Estate Commission
June 14, 2016
Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, June 14, 2016, at 1100 4th Street, S.W., Room 300B, Washington, D.C. 20024. Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Gulstone, the Commission voted unanimously to go into executive session at 9:30 am to discuss the Legal Committee report, applications for licensure and report of the legal counsel.

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The public session of the meeting was called to order by Chairperson Josephine Ricks at 10:00 am and attendance was taken.

Attendance

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

Members Absent: None

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

Legal Counsel: None

Public Consumers Present: Stephen Bluestone, attorney, Anna Reid Jhirad

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Agenda Item: Comments from the Public

Anna Reid Jhirad and her attorney, Stephen Bluestone, appeared before the Commission in the matter of Ms. Jhirad's complaint against John Williams, Jr., licensee, and Cher Castillo Freeman, licensee (broker). Ms. Jhirad and Mr. Bluestone spoke before the Commission on allegations concerning a listing contract she had entered into with Mr. Williams, where she alleged several misrepresentations of the contract and his refusal to sign a termination agreement. It was indicated that a complaint has been filed in Superior Court against the respondents in this matter.

At 10:39 am, the following motion was made: Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Pietranton, the Commission unanimously voted to go into executive session to further discuss the matter. Please see Legal Committee recommendations.

Minutes – District of Columbia Real Estate Commission
June 14, 2016
Page Two

Agenda Item: Minutes

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Sky, the Commission voted unanimously to accept draft minutes dated May 10, 2016.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Commissioner Davis and properly seconded by Commissioner Gulstone, the Commission unanimously voted to approve Application List #6, attached hereto and made a part of the June 14, 2016, minutes.

Agenda Item: Complaints and Legal Committee Recommendations

In the matter of Tyler Jones, Mia Palmieri, Sean Ponder, Ross Ridenour, Edward Slavis, Neal Gross, Savadow & Gross, Inc. t/a S&G Realty – Refer to OPLA investigators re: failure to include telephone number of brokerage on advertising materials.

Penny Cornett against Stephanie Smith – Close. No violations.

Anna Reid Jhirad against John Williams, Jr. and Cher L. Castillo Freeman – Issue Admonition.

Application of June Kranich – Approve.

Reinstatement application of Vishal Doddanna – Issue Consent Order to include a \$1500.00 fine.

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Gulstone, 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 Sky and properly seconded by Commissioner Pietranton, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the June 14, 2016, minutes.

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**Minutes – District of Columbia Real Estate Commission
June 14, 2016
Page Three**

Agenda Item: Budget

A report was not presented at this meeting.

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Agenda Item: Legal Counsel Report

None. Legal counsel was not present.

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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

Commission-sponsored continuing education seminars are on June 17 at Gallaudet University (Kellogg Conference Center).

The National Association of Real Estate Brokers, Inc. Annual Conference is in Long Beach, Ca. from August 12-16, 2016.

The ARELLO Annual Conference is in Vancouver, British Columbia, Canada, from September 21-25, 2016

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

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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.

Minutes – Real Estate Commission
June 14, 2016
Page Four

Agenda Item: New Business

- A. Report – Historic Preservation Seminars – May 20, 2016 – Commissioners Ricks, Owens, and Warnke and staff members Kevin Cyrus, Kathie Thomas, and Leon Lewis reported that the seminars and the attendance were excellent. The seminars were well-received by the licensees in attendance at Gallaudet University. Topics included *Small Area Plans and Studies, Public Space: Rules and Regulations, Historically African American Leisure Destinations Around Washington, DC* and *Windows and Other Significant Features of Historic Buildings, etc.*
- B. Report – NAR/ARELLO Liaison Meeting – May 13, 2016 – Commissioner Gulstone, Leon Lewis, and Kevin Cyrus attended. Topics covered included *Supreme Court decision in the North Carolina Board of Dental Examiners v. Federal Trade Commission case, Fair Housing Act: Criminal History-Based Practices and Policies, Money Laundering, ADA-website Accessibility, Wire Fraud/Cybersecurity Resources, Risk Management, and CE Education Update.*
- C. Report – CLEAR Board Member Training – June 6, 2016 – Both Commissioners Davis and Sky attended. It was reported that the training was good and well-received. Coordinated by staff members Kevin Cyrus and Kathy Thomas. Former Commissioner Kenneth D. Smith received a Recognition of Service Award for his outstanding and dedicated service over many years.
- D. Real Estate Educators Association Annual Conference – Staff members Kevin Cyrus and Kathy Thomas attended; it was reported that there was a lot of good information received and was very valuable to the Commission and staff. A report is being prepared.
- E. The Greater Capital Area Association of Realtors (GCAAR) Brokers Forum– June 8, 2016 - Leon Lewis presented common complaints received by this Commission, as well as presented an update on recent Commission actions at GCAAR headquarters. Sixty-plus brokers were in attendance. Kathy Connelly of Maryland, Executive Director, presented from Maryland.
- F. Legislative/Regulations Meeting – To occur immediately after the next scheduled meeting on July 12, 2016.

Agenda Item: Correspondence

None

Agenda Item: Next Meeting

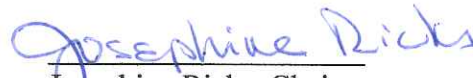
Next Scheduled Regular Meeting, July 12, 2016
1100 4th Street, SW, Room 300B, Washington, DC 20024

Minutes – Real Estate Commission
June 14, 2016
Page Five

Agenda Item: Adjournment

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Pietranton, the Commission unanimously voted to adjourn. Meeting adjourned at 11:46 am.

Respectfully submitted,


Josephine Ricks, Chairperson

July 12, 2016
Date

Recorder: Stephanie Johnston, Program Support Specialist
Attachments

Minutes prepared by Leon W. Lewis, Executive Director

**REAL ESTATE COMMISSION
APPLICATION LIST
LIST #6
June 14, 2016**

NEW

Argy, James Paul, Salesperson Real Estate Partners of Washington, DC, Inc.	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Campbell, Delaine, Associate Broker McEneaney Associates, Inc.	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Chin, Clarke, Jasmin, Salesperson City Properties, LLC	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Faison-Ball, Patricia FI, Salesperson City Properties, LLC	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Field, Diane, Salesperson Long & Foster Real Estate, Inc.	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Gentile, Hector, Salesperson Long & Foster Real Estate, Inc.	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Gilbert, James Guthrie, Associate Broker, Fairfax Gateway Properties, LLC	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Grant, Riccardo, Salesperson Tristar Realty, Inc.	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Holloway, Charles Lee, Salesperson Falls Church Realty Group, LLC	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Kim, Taehyun, Salesperson First Decision Realty, LLC	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
***Kranich, June, Salesperson Grand Vacations Realty, LLC	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Linzy, Anitra Wanda, Property Manager,	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Merlis, Jonathan, Salesperson City Properties, Inc.	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Monroe, Morgan Elizabeth, Salesperson Newmark of Washington, DC, LLC	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Spitzer, Rebecca Ruth, Salesperson A-K Real Estate, Inc.	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___
Sprouse, Daniel Patrick, Independent Broker	Approved <input checked="" type="checkbox"/> Deferred ___ Denied ___

This list contains the names of 16 applicants for real estate licenses. A total of ___ name (s) has/have been deleted and the individual(s) will be reviewed further.

Josephina H. Dick 6-14-16

CHAIRPERSON

APPLICATION EXAMINER

John H. Hays

6-14-16

**REAL ESTATE COMMISSION
APPLICATION LIST
LIST #6
June 14, 2016**

REINSTATEMENTS

Bailey, Megan, Salesperson Long and Foster Real Estate, Inc.	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Brown, Travis, Salesperson NVR, Inc.	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Curtis, Jimmie, Salesperson Long and Foster Real Estate, Inc.	Approved <input type="checkbox"/> Deferred <input checked="" type="checkbox"/> Denied <input type="checkbox"/>
**Doddanna, Vishal P. Realty Centre, LLC	Approved <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input checked="" type="checkbox"/>
Haileyesus, Zewdu B.	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Javad, Al, Salesperson District Properties, LLC	
Padron, Ilse H., Salesperson Tutt, Taylor & Rankin Real Estate, LLC DBA Sotheby's International Realty	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Peacock, Jamie, Salesperson Fairfax Realty, Inc.	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Siegel, Jon M., Salesperson Bojan, Louis	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Thompson, Cary, Salesperson Premier Properties, LLC	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Webster, Elizabeth E., Salesperson EDH Associates, Inc.	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
Wooten, Demaris K., Salesperson Tristar Realty, Inc.	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>
151 S Street NW, LLC	Approved <input checked="" type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/>

*Convert
order
\$1500.00
fine*

This list contains the names of 13 applicants for real estate licenses. A total of ___ name (s) has/have been deleted and the individual(s) will be reviewed further.

CHAIRPERSON
APPLICATION EXAMINER

[Handwritten Signature]

6-14-16



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC Real Estate Commission

MEMORANDUM

TO : Members of the DC Real Estate Commission

FROM : EDUCATION COMMITTEE
Josephine Ricks, Chair
Monique Owens
Christine Warnke
Kevin Cyrus, Education Coordinator
Kathy Thomas, Education Liaison Specialist

DATE : June 14, 2016

SUBJECT : Education Committee Meeting Report before the Commission

Four (4) Endorsement Applications were **approved** by the Education Committee since the May 10, 2016 meeting:

The following one (1) **Waiver Applications** were **deferred** by the Education Committee since the May 10, 2016 meeting:

- Jeff Chreky

CE/PL APPLICATIONS: The following provider course/instructor/renewal applications were **approved** by the Education Committee since the May 10, 2016 meeting:

1. GCAAR – Greater Capital Area Association of Realtors Academy of Real Estate

Course Title	Instructor	Course ID#
Material vs. Confidential Facts	Thomas Brockett	13139
Comparison of Agency Laws	Thomas Brockett	13140
Understanding the Buyer	Thomas Brockett	13141

2. Long & Foster Institute of Real Estate

Course Title	Instructor	Course ID#
Financing Issues/Updates DC	Kevin Kistler	12508
Legislative Update	Kevin Kistler	11818
GCAAR Regional Contract Update	Kevin Kistler	13042
Legal Update	Kevin Kistler	11790
Dissection of Maryland Residential Resale	Kevin Kistler	11786
Code of Ethics	Kevin Kistler	11971
Tenant Opportunity to Purchase Act	Kevin Kistler	12974

* Adding instructor to existing courses - listed above

3. McKissock, LP

Course Title	Instructor	Course ID#
Finding Your Focus: Niche Marketing for Real Estate	Robert Fleck	13137
Real Estate Safety: Protect Yourself and Your Clients	Robert Fleck	13138



MEMORANDUM (Page 2) – June 14, 2016

TO : Members of the DC Real Estate Commission

SUBJECT : Education Committee Meeting Report before the Commission

CE BANKING. To date, 57 schools have applied and are approved to offer 1,297 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
