

**District of Columbia Real Estate Commission**  
**July 25, 2017**  
**Minutes**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, July 25, 2017, at 1100 4<sup>th</sup> Street, S.W., Room 300B, Washington, D.C. 20024.

The meeting was called to order by Chairperson Josephine Ricks at 2:15 pm and attendance was taken.

Upon motion duly made by Commissioner Gulstone 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 2:17 pm

\* \* \* \* \*

The public session of the meeting was resumed on or around 2:57 pm and attendance was taken.

**Attendance**

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

Members Absent: Danai Mattison Sky

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

Legal Counsel: Kia Winston, Assistant Attorney General

Public Consumers Present: None

\* \* \* \* \*

**Agenda Item: Comments from the Public**

There were no public consumers present at this meeting.

\* \* \* \* \*

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**Agenda Item: Draft Minutes**

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Gulstone, the Commission voted unanimously to accept draft minutes dated June 13, 2017.

**Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Commissioner Warnke and properly seconded by Commissioner Gulstone, the Commission unanimously voted to approve Application Lists #7, attached hereto and made a part of the July 25, 2017, minutes. Actions on Mary Illes, Scott Stevens, and Linda Harris are contained under Legal Committee recommendations.

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

In the matter of Mark A. Wall – Real Estate Guaranty Fund claim of Robert B. Joselow in the amount of \$50,000 – Schedule hearing.

In the matter of Tom Duffy against Lashawn English – Issue Informal Admonition to Lashawn English; send to OPLA for an investigation of unlicensed activity regarding Bradford Real Estate Group, LLC.

In the matter of Marc Fechter against Rob Rochivich and Ken Rub – Close, no violation.

In the matter of Ben Stern against Silvana Dias, W.C. & A.N. Miller Realtors – Close, no violation

In the matter of the reinstatement application of Linda D. Harris – Issue a Consent Order in the amount of \$1500.00 for practicing after licensure expiration.

In the matter of the reinstatement application of Mary P. Illes – Issue a Consent Order in the amount of \$1500.00 for practicing after licensure expiration.

In the matter of the reinstatement application of Scott Stevens – Issue a Consent Order in the amount of \$1500.00 for practicing after licensure expiration.

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 Warnke and properly seconded by Commissioner Gulstone, the Commission unanimously voted to approve the Education Committee Report, attached hereto and made a part of the July 25, 2017, minutes.

**Agenda Item: Budget**

The financial report was not discussed at this meeting.

**Agenda Item: Review of Calendar**

Commission meetings (2017)

January 10 2017	July 25, 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 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.

\* \* \* \* \*

**Agenda Item: Old Business**

Commission members Ricks, Pietranton, Gulstone, Warnke, legal counsel Kia Winston, and Mr. Lewis, along with DCRA's legislative liaison, Annie McCarthy and Office of Policy and Legislative Affairs' (OPLA) representative Vicki Thompson, met with Councilmember Anita Bonds and her staff at her office on June 29, 2017, to discuss the "Common Interest Community Manager Licensing Act of 2017." Chairperson Ricks stated that the meeting was a good one. The Councilmember requested that the position of the Commission be included in the proposed bill and sent to her office by close of business on July 3, 2017. Ms. Winston drafted and finalized the proposed legislation reflecting the Commission's position that was transferred to the Office of Policy and Legislative Affairs and provided to the councilmember by the deadline. The bill was introduced on July 11, 2017, and is known as the "Property Manager Licensing

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**Agenda Item: Old Business cont'd**

Amendment Act of 2017.” Chairperson Ricks commended the work of Ms. Winston with the expedited turn-around to the councilmember.

\* \* \* \*

**Agenda Item: New Business**

Regarding the Real Estate Educators Annual Conference that was held in Miami, Florida, Mr. Cyrus stated that it was a good conference, where the emphasis on new technology and software in delivering real estate education courses by real estate educational providers was the highlight.

Regarding staff approval of real estate applications for licensure and education applications submitted by educational providers and waivers, the following motion was voted on:

Upon motion duly made by Commissioner Pietranton and properly seconded by Commissioner Gulstone, the Commission unanimously voted to authorize Mr. Lewis to approve real estate applications for licensure not requiring a technical review and the education unit to approve real estate education-related applications and endorsement applicants that don't require technical review during the recess period until the next meeting and when the Commission does not have a quorum.

Regarding the Property Management Task Force, the following appointments were made by Chairperson Ricks:

Monique Owens, Chairperson

Frank Pietranton, Commission member  
Ulani Gulstone, Commission member  
Christine Warnke, Commission member  
William ( Bill) Singer, Property Manager  
Dr. Samuel Henderson, Real Estate Broker and educator  
Joseph Borger, Real Estate Broker

The charges of the Property Management Task Force include, but not limited to:

The development of a prelicensing course outline for property management licensure inclusive of common interest community management;

To review and make recommendations regarding the broker and salesperson prelicensing education course curriculum;

The development of continuing education courses to include property and community management for property managers, real estate brokers, and salespersons; and

The development of a course for all members of a community association board required by the “Communities Remedial Funding Act of 2017.”

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The legislative team at DCRA and the Office of Policy and Legislative Affairs (OPLA) sent a series of questions to the Commission for responses regarding the proposed property management legislation.

Upon motion duly made by Commissioner Gulstone and properly seconded by Commissioner Pietranton, the Commission voted unanimously to approve the responses.

**Agenda Item: Correspondence**

A letter was sent to all Commission members regarding the upcoming transition from Pearson Vue to PSI from the Occupational and Professional Licensing Division.

The Commission reviewed an e-mail invite from Kimie Matsuo regarding a possible meeting with the Community Associations Institute at Councilmember Bonds' office. Mr. Lewis stated that he would communicate possible dates at a later time.

\* \* \* \* \*

**Agenda Item: Next Meeting**

Next Scheduled Regular Meeting, September 12, 2017  
1100 4<sup>th</sup> Street, SW, Room 300B, Washington, DC 20024

\* \* \* \* \*

**Agenda Item: Adjournment**

The meeting was adjourned at 3:43 pm

Respectfully submitted,

\_\_\_\_\_  
Josephine Ricks, Chairperson

\_\_\_\_\_  
Date

Recorder: Stephanie Johnston, Program Support Specialist  
Transcriber: Leon W. Lewis  
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 :** July 25, 2017

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

- (3) **Endorsement Applications** were **APPROVED** by the Education Committee since the June 13, 2017 meeting.
- |                            |                              |
|----------------------------|------------------------------|
| Jerri Faight, Broker       | DeAndrea Henton, Salesperson |
| Austin Dodson, Salesperson |                              |

**CE/PL APPLICATIONS:** The following provider course/instructor/renewal applications were **approved** by the Education Committee since the June 13, 2017 meeting:

#### 1. GCAAR, Greater Capital Area Association of Realtors

Course Title	Instructor(s)	Course ID#
Home Automation	Cynthia Adams	13216
* Adding Instructor to Already Approved Course		
Working With Foreign National Real Estate Clients	Thomas Brockett	13228
Basics of Renovation Financing	Richard Day	13229
Comparison of Real Estate Contracts	Gregory Flynn	13230
Electronic Communication, Copyrights & Web Compliance	Joseph Russo	13231
Avoiding Settlement Pitfalls	Marcus Simon	13232
Working With Hoarders	Mary Chieppa	13233

#### 2. Long and Foster Institute of Real Estate

Course Title	Instructor(s)	Course ID#
Pre-Licensing - 60 Hours: Principles and Practices Of Real Estate	Demetria Scott	N/A

\* Adding Instructor to Already Approved Course

\*\* Adding new location to offer courses – 20 Chevy Chase Circle, NW, Washington, DC 20015

#### 3. TriStar Academy

Course Title	Instructor(s)	Course ID#
DC Financing Issues and Updates	Chris Sinanan	13227



DISTRICT OF COLUMBIA

**Real Estate Commission**

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**4. Team One Properties**

<u>Course Title</u>	<u>Instructor(s)</u>	<u>Course ID#</u>
Pre-Licensing - 60 Hours: Principles and Practices Of Real Estate	David Thomas	N/A

**CE BANKING.** To date, 56 schools have applied and are approved to offer 1,403 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

**APPLICATION LIST**  
**LIST # 7**  
**July 25, 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**

BARON, BETTY, Salesperson JB Group LLC	APPROVED ✓	DEFERRED	DENIED
BOHRER, MICHAEL, Salesperson Teachers Inc.	APPROVED ✓	DEFERRED	DENIED
HAGANS, LESLIE, Salesperson Weichert Company of Maryland Inc.	APPROVED ✓	DEFERRED	DENIED
RICHARDSON, ROXANNE, Salesperson City Properties 3, LLC	APPROVED ✓	DEFERRED	DENIED
SEWER, AKUA, Salesperson Upper Marlboro Preferred Properties	APPROVED ✓	DEFERRED	DENIED
WALKER, LONNIE, Salesperson City Properties LLC	APPROVED ✓	DEFERRED	DENIED
WEDELL, RAYMOND, Salesperson Samson Companies LLC	APPROVED ✓	DEFERRED	DENIED
WILLIAMS, CHERYL, Salesperson City Properties LLC	APPROVED ✓	DEFERRED	DENIED
YOUNG, MARCUS, Principal Broker Exit Choice Realty	APPROVED ✓	DEFERRED	DENIED
TAYLOR, CALANDRA, Salesperson SMK Holdings LLC	APPROVED ✓	DEFERRED	DENIED
SMITH, MELISSA, Salesperson Tristar Realty Inc.	APPROVED ✓	DEFERRED	DENIED
KAMDEM, JEAN, Salesperson Bennett Team Investments LLC	APPROVED ✓	DEFERRED	DENIED
JONES, KIMBERLY, Salesperson Darjas, LLC	APPROVED ✓	DEFERRED	DENIED
HAASTRUP-AKINTUNDE, ABIOLA, Salesperson Stages Realty of Metro DC LLC	APPROVED ✓	DEFERRED	DENIED
BUTTS REAL ESTATE LLC Limited Liability Company	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 Rich</i> CHAIRPERSON	7-25-17 DATE
<i>[Signature]</i> APPLICATION EXAMINER.	7-25-17 DATE



**APPLICATION LIST**

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**July 25, 2017**

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**NEW**

HUNT, SHERIS, Salesperson Fairfax Realty of Georgetown LLC	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
JOHNSON, JENNER, Independent Broker	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
RAMPHAL, CHERON, Salesperson Metropolitan Realty Marketing Inc.	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
ROBERT, CURRY, Salesperson Latitudes LLC	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
**VILLARREAL, GABRIEL, Salesperson** First Decision Realty LLC	APPROVED <input checked="" type="checkbox"/>	DEFERRED <input type="checkbox"/>	DENIED <input type="checkbox"/>
**KOWGIOS, KRISTOS, Salesperson** Long & Foster Real Estate Inc.	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"/>
	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"/>
	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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<i>Josephine Rich</i>	<i>7-25-17</i>
CHAIRPERSON	DATE
<i>[Signature]</i>	<i>7-25-17</i>
APPLICATION EXAMINER	DATE

**APPLICATION LIST**

**LIST # 7**

**July 25, 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**

ANACOSTIA RIVER REALTY LLC Limited Liability Company	APPROVED ✓ DEFERRED DENIED
CAPITOL PROPERTY SOURCE LLC Limited Liability Company	APPROVED ✓ DEFERRED DENIED
CHATEL REAL ESTATE INC. Corporation	APPROVED ✓ DEFERRED DENIED
MCENEARNEY ASSOCIATES REFERRAL INC. Corporation	APPROVED ✓ DEFERRED DENIED
MONTGOMERY & ASSOCIATES REALTY INC. Limited Liability Company	APPROVED ✓ DEFERRED DENIED
NREB LLC Limited Liability Company	APPROVED ✓ DEFERRED DENIED
UNIONPLUS REALTY INC. Corporation	APPROVED ✓ DEFERRED DENIED
BISWESE ATY, Principal Broker NID Group LLC	APPROVED ✓ DEFERRED DENIED
FRANCOIS, MARKLIN, Salesperson Integrity Sales LLC	APPROVED ✓ DEFERRED DENIED
**ILLES, MARY, Associate Broker**	APPROVED DEFERRED ✓ DENIED
LEIGH, ASHLEY, Principal Broker	APPROVED ✓ DEFERRED DENIED
PYLES-KANE, CHARLENE, Property Manager	APPROVED ✓ DEFERRED DENIED
PYLES-KANE, CHARLENE, Salesperson City Properties LLC	APPROVED ✓ DEFERRED DENIED
**STEVENS, SCOTT, Property Manager**	APPROVED DEFERRED ✓ DENIED
UPP, JASON, Salesperson Terra Group Mclean LLC	APPROVED ✓ DEFERRED DENIED

*Issue General Order*

*Issue License Order*

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<i>Josephine Ricks</i>	<i>7-25-17</i>
CHAIRPERSON	DATE
<i>[Signature]</i>	<i>7-25-17</i>
APPLICATION EXAMINER	DATE

**APPLICATION LIST**  
**LIST # 7**  
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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**

ASTATKE, SOFINIAS, Property Manger	APPROVED ✓ DEFERRED DENIED
BILDMAN, JENNIFER, Property Manager	APPROVED ✓ DEFERRED DENIED
BUTLER, REGINALD, Principal Broker Envision Realty LLC	APPROVED ✓ DEFERRED DENIED
DACOSTA, ERIC, Principal Broker Murdock Realty Group LLC	APPROVED ✓ DEFERRED DENIED
CULLEN, NEIL, Independent Broker	APPROVED ✓ DEFERRED DENIED
DAVID, HEINROD, Principal Broker Inclusions & Associates Real Estate	APPROVED ✓ DEFERRED DENIED
DOCKERY, MARCUS, Salesperson Kurt Rehak	APPROVED ✓ DEFERRED DENIED
HAMPLE, LANGDON, Principal Broker	APPROVED ✓ DEFERRED DENIED
MACHADO, CARLA, Salesperson City Properties 5, LLC	APPROVED ✓ DEFERRED DENIED
MORENO, GIOVANKA, Salesperson Spring Hill Real Estate LLC	APPROVED ✓ DEFERRED DENIED
MUDD, PHILIP, Associate Broker Cushman & Wakefield US Inc.	APPROVED ✓ DEFERRED DENIED
STEWART, CHARLES, Independent Broker	APPROVED ✓ DEFERRED DENIED
TAYLOR, CAROL, Independent Broker	APPROVED ✓ DEFERRED DENIED

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<i>Josephine Ricks</i> CHAIRPERSON	7-25-17 DATE
<i>Donna Lewis</i> APPLICATION EXAMINER	7-25-17 DATE

**APPLICATION LIST  
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**REINSTATEMENT**

ZWARICK, MICHAEL, Principal Broker Realty Centre LLC	APPROVED ✓	DEFERRED	DENIED
ENVISION REALTY Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
FATHOM REALTY MD LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
GOLDEN KEY LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
INCLUSIONS AND ASSOCIATES REAL ESTATE LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
MEGALLYHOMES LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
REALTY CENTRE LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
UNIONPLUS REALTY INC. Corporation	APPROVED ✓	DEFERRED	DENIED
VENTURE GROUP REALTY LLC Limited Liability Company	APPROVED ✓	DEFERRED	DENIED
SANA, SIMBA, Salesperson City Properties 5, LLC	APPROVED ✓	DEFERRED	DENIED
**HARRIS, LINDA, Independent Broker**	APPROVED	DEFERRED	DENIED ✓

*Issued order*

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<i>[Signature]</i> APPLICATION EXAMINER	7-25-17 DATE