



Occupational and Professional Licensing Administration

District of Columbia Real Estate Commission

December 8, 2020

Meeting Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, December 8, 2020, at 10:00 am via virtual.

The meeting was called to order by Ulani Gulstone, Chair, at 10:14 am, and attendance was taken.

Attendance

Board Members Present: Frank Pietranton, Ulani Gulstone, Ericka Black, Elizabeth Blakeslee, Joseph Borger, Edward Downs, Christine Warnke

Board Members Absent: Monique Owens; David Forster

Staff: Stacey Williams, Program Support Specialist; Leon Lewis, Executive Director; Kevin Cyrus, Education Coordinator; Kathy Thomas, Education Coordinator; Asia Dumas, Investigator; Patrice Richardson, Program Manager; Jocelyn Reyes, Program Support Specialist; Booker Roary, MOTA; Shanelle Patterson, MOTA

Legal Counsel: Keith Parsons, Attorney, Office of the General Counsel

Public Members: Teya Moore, Vernon Oaks, Richard Pearrell, Lorrie Hunter, Patricia Clark Jackson, Kristie Porter, Jack Shoptaw, Eleana Woods, David Cox, Cammie Reed, Jacqueline Boykin, Daron Walker, Charlene Farrar, Wendy Wright, Erica Garcia

Agenda Item: Comments from the Public

Vernon Oaks attended to check the status of a complaint, instructed to contact Leon Lewis and Jocelyn Reyes.

Agenda Item: Executive Session

At approximately 10:56 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Mr. Downs, 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 and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 12:39 pm and attendance was taken.

Agenda Item: Draft Minutes, November 10, 2020

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Warnke, the Commission voted unanimously to approve the draft minutes dated November 10, 2020.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to approve the December 8, 2020, Application List administratively approved by OPLA staff, attached hereto and made a part of the December 8, 2020, minutes.

Upon motion duly made by Mr. Borger and properly seconded by Mr. Downs, the Commission voted to approve the following recommendations made during the executive session:

1. Approve Trevor Brown's examination application for a Salesperson license.
2. Approve Nicole Rhoads's reciprocity application for a Salesperson license.
3. Approve Daniel Monroy's examination application for a Salesperson license.
4. Approve Andrea Lester's reciprocity application for a Salesperson license.
5. Approve Colin Gunderson's reciprocity application for a Salesperson license.
6. Approve Ava Parker Preston's reciprocity application for a Salesperson license.
7. Approve Arlene Jackson's reciprocity application for a Salesperson license.
8. Approve Yasmin Leftwich's reciprocity application for a Salesperson license.
9. Approve Brody Taylor's reciprocity application for a Salesperson license.
10. Defer Gerry Burnett's examination application for a Salesperson license to next meeting.

Agenda Item: Complaints and Legal Matters

Upon a motion duly made by Mr. Borger and properly seconded by Mr. Downs, the Commission unanimously voted to accept the following Legal recommendations:

1. In the matter of Conrad Jakubow v. Danny Cantwell – close, no jurisdiction
2. In the matter of Elizabeth Shokunbi v. Folahanmi Adunola – issue an Informal Admonition
3. In the matter of Julie Visperas v. Nigel Crayton – close, no violation
4. In the matter of Mason Kalfus v. Derek Eisenburg – close, no violation

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Black and properly seconded by Ms. Warnke, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the December 8, 2020, minutes.

The Instructor Development Workshop (Property Management) is still in process and more information will be announced at a later date.

The Real Estate Commission newsletter is expected to be distributed in January 2021.

Agenda Item: Correspondence

None.

Complaints and technical applications.

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Agenda Item: Correspondence

None.

Agenda Item: Old Business

The Cyber Security Task Force is working on gathering information that could be beneficial for consumers in for publication in the January newsletter.

Agenda Item: New Business

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted unanimously to approve funding for the 2021 Historic Preservation Seminars. The date of the event is to be determined.

The Commission reviewed the schedule for 2021 dates, no changes. Meeting dates will continue to be the second Tuesday of every month with a recess in August.

The Commission has modified the Request for Recommendation letters for technical applications to reflect that the section in the DC legislation §47-2853.17c-1 be answered by the applicant prior to being reviewed by the Commission.

The new DC OPLA Real Estate Commission website was presented to the commission to show the new features and where current prospective licensees should go when seeking information.

Agenda Item: Next Meeting

Next scheduled regular meeting is January 12, 2021, via WebEx.

Agenda Item: Adjournment

Upon motion duly made by Ms. Gulstone and properly seconded by Ms. Black, the Commission unanimously voted to adjourn. Meeting adjourned at 12:44 pm.

Respectfully submitted,



Frank Pietranton, Chair

Date: January 12, 2021

Recorder/transcriber: Stacey Williams



DISTRICT OF COLUMBIA
Real Estate Commission

MEMORANDUM

TO : Frank Pietranton, Chairman
: Members of the DC Real Estate Commission

FROM : EDUCATION COMMITTEE
Monique Owens
David Forster
Ericka Black
Kevin Cyrus, Education Coordinator

DATE : February 9, 2021

SUBJECT : Education Committee Meeting Report before the Commission

<u>Course</u>	<u>Instructor Name</u>	<u>Course Number</u>	<u>Format</u>
Academy of Real Estate			
DC Legislative & Landlord Tenant Rights (12565)	Jonathan Levy Stephanie Brewer Christopher David	PC8700	Classroom
DC Ethics 2017 - 2019	Jonathan Levy Stephanie Brewer Christopher David	A1260	Classroom
Coldwell Banker Residential School of Real Estate			
DC Ethics – A1516	Brenda Kasuva	A1516	Classroom
Serving the Culturally Diverse Market (13017)	Brenda Kasuva	PC9834	Classroom
Negotiating Workshop (12996)	Brenda Kasuva	PC9546	Classroom
WebCE, Inc.			
Valuation, Marketing, and Listings	Anne Heinz	A2922	Online



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: Monique Owens
: David Forster
: Ericka Black
: Kevin Cyrus, Education Coordinator

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SUBJECT : Education Committee Meeting Report before the Commission

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Academy of Real Estate			
DC Legislative Update	John Ansell	Instructor Approval - A086	Classroom
Greater Capital Area Association of Realtors – GCAAR			
DC Fair Housing	Thom Brockett	PC8626	Classroom
DC Ethics	Thom Brockett	PC8601	Classroom
DC Legislative Rent Control and Landlord-Tenant Housing Rights	Thom Brockett	PC8706	Classroom
Maryland Fair Housing	Thom Brockett	PC9405	Classroom
MD Legislative Update	Thom Brockett	PC9412	Classroom
MREC Brokerage Relationships and Disclosures	Thom Brockett	PC9512	Classroom
MREC Required Supervision	Thom Brockett	PC9524	Classroom
DC Legislative Rent Control and Landlord-Tenant Housing Rights	Deidre Brown	PC8706	Classroom
Maryland Fair Housing	Mary Chieppa	PC9405	Classroom
MD Legislative Update	Mary Chieppa	PC9412	Classroom
MD Code of Ethics & Predatory Lending	Mary Chieppa	PC9446	Classroom
DC Fair Housing & Predatory Lending	John Nalls	PC8626	Classroom
MD Legislative Update	John Nalls	PC9412	Classroom
MREC Brokerage Relationships and Disclosures	Robert Pettis	PC9512	Classroom
DC Fair Housing & Predatory Lending	Stuart Reynolds	PC8626	Classroom
DC Ethics	Stuart Reynolds	PC8601	Classroom
DC Legislative Rent Control and Landlord-Tenant Housing Rights	Stuart Reynolds	PC8706	Classroom
Maryland Fair Housing	Stuart Reynolds	PC9405	Classroom
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Page 2

Education Committee Meeting Report before the Commission

<u>Course</u>	<u>Instructor Name</u>	<u>Course Number</u>	<u>Format</u>
McKissock, LLC			
Ethics in the Age of Disruption	Robert Fleck	A2899	Classroom
The CE Shop			
At Home with Diversity	Susan "Jill" Malloy	Instructor Approval - A2281	Online
WebCE, Inc.			
Avoiding Common Mistakes	Anne Heinz Coura Gaye Sow Susan Davis	A2900	Online
Cybersecurity Best Practices for Real Estate Professionals	Ann Heinz	A2901	Online
Tiny Homes and Other Alternative Properties	Ann Heinz	A2902	Online
Duties of a Real Estate Broker	Ann Heinz	A2903	Online
Managing Conflicts with Tenants, Clients and Employees	Ann Heinz	A2904	Online
Personal Safety	Ann Heinz	A2905	Online
Planning and Growing a Real Estate Business	Ann Heinz	A2906	Online
Who Represents Whom? Agency Uncloaked	Ann Heinz	A2907	Online
Working in Teams	Ann Heinz	A2908	Online



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The CE Shop			
At Home with Diversity	Susan "Jill" Malloy	Instructor Approval - A2281	Online
WebCE, Inc.			
Avoiding Common Mistakes	Anne Heinz Coura Gaye Sow Susan Davis	A2900	Online
Cybersecurity Best Practices for Real Estate Professionals	Ann Heinz	A2901	Online
Tiny Homes and Other Alternative Properties	Ann Heinz	A2902	Online
Duties of a Real Estate Broker	Ann Heinz	A2903	Online
Managing Conflicts with Tenants, Clients and Employees	Ann Heinz	A2904	Online
Personal Safety	Ann Heinz	A2905	Online
Planning and Growing a Real Estate Business	Ann Heinz	A2906	Online
Who Represents Whom? Agency Uncloaked	Ann Heinz	A2907	Online
Working in Teams	Ann Heinz	A2908	Online



Occupational and Professional Licensing Administration

District of Columbia Real Estate Commission

December 8, 2020
Application List

OPLA administratively-approved applications for the following individuals listed below have been compiled by the Commission Administrator and recommended for review by the Real Estate Commission

App Tracking #	Name	Application Type	License Type	Affiliations
IB200200759	Richard F. Kramer	Reciprocity	Independent Broker	
SP200205330	Ines Rojas Arellano	Exam	Salesperson	RLAH RE, LLC (REO98371904)
SP98367898	Lorenzo Wooten	Reinstatement	Salesperson	MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES OF NC, INC (REO100008)
SP98373295	Lauren Reardon	Reinstatement	Salesperson	DISTINCTIVE REAL ESTATE, INC. (REO98359296)
BR98371435	David Gilmore	Reinstatement	Associate Broker	LOTO, LLC (REO98367602)
SP98372574	Christina Lombardi	Reinstatement	Salesperson	CAPITAL METRO PROPERTIES, LLC. (REO98368426)
SP98377117	Michaela Blanchard	Reinstatement	Salesperson	CITY PROPERTIES, LLC. (REO98364561)
SP98376979	Navid Ghatri	Reinstatement	Salesperson	CAROL SUTFIN (IB93274)



App Tracking #	Name	Application Type	License Type	Affiliations
SP98369218	Michael Blackman	Reinstatement	Salesperson	SAMSON COMPANIES, L.L.C. (REO98371024)
SP98378442	Sean Chreky	Reinstatement	Salesperson	MDX COMMERCIAL REAL ESTATE LLC (REO98374751)
SP200202516	Martin Meck	Reinstatement	Salesperson	OPTIME REALTY LLC (REO98375071)
SP98379804	Justin Cone	Reinstatement	Salesperson	REDWOOD ADVENTURE, LLC (REO98372221)
SP98379839	Amira Moore	Reinstatement	Salesperson	SMART REALTY, LLC (REO98375986)
SP98375843	Alexis Blackwell	Reinstatement	Salesperson	LONG & FOSTER REAL ESTATE, INC. (REO1262)
SP98375862	Stephen Paderofsky	Reinstatement	Salesperson	Ford Preferred Properties, LLC (REO200200753)
SP98368271	Sasha Ridley	Reinstatement	Salesperson	Fairfax Realty of Falls Church, LLC (REO200200316)
SP200203305	Christian Videla	Reinstatement	Salesperson	REDFIN CORPORATION (REO98366899)
SP200204805	Victor Mejia	Reciprocity	Salesperson	REDFIN CORPORATION (REO98366899)
SP200205508	Heather Millard	Endorsement	Salesperson	URBAN COMPASS, INC. (REO98375134)
SP200205413	Frank Goodman	Exam	Salesperson	CITY PROPERTIES, LLC. (REO98364561)



App Tracking #	Name	Application Type	License Type	Affiliations
SP200205403	James Dyson	Exam	Salesperson	CAPITAL METRO PROPERTIES, LLC. (REO98368426)
SP200205524	William Johnston	Exam	Salesperson	CITY PROPERTIES, LLC. (REO98364561)
SP100560	Anand Devadas	Reinstatement	Salesperson	FAIRFAX REALTY OF ROCKVILLE, LLC (REO98375806)
SP98377620	Glenda Romero	Reinstatement	Salesperson	SPRING HILL REAL ESTATE, LLC (REO98370540)
SP98377213	Ezekiel Sosanya	Reinstatement	Salesperson	ROBB TAYLOR (IB98362080)
SP98377474	Wilson Purcell	Reinstatement	Salesperson	SUTTON & ASSOCIATES, INC. (REO98368005)

Approved: Frank Pietranton, Chair
Date: December 8, 2020