

**STATE OF CONNECTICUT  
CONNECTICUT REAL ESTATE COMMISSION  
Minutes of Meeting  
February 6, 2019**

The Connecticut Real Estate Commission convened on Wednesday, February 6, 2019 at 10:00 a.m. in Hearing Room J, 450 Columbus Boulevard, Hartford, CT 06103.

Commissioners Present: Lana K. Ogrodnik (Broker – 5<sup>th</sup> District)  
Amy Bergquist (Broker – 1<sup>st</sup> District)  
Linda C. Burnham (Salesperson – 2<sup>nd</sup> District)  
Peter L. Gray (Salesperson – 4<sup>th</sup> District)  
Morag L. Vance (Public Member – 4<sup>th</sup> District)  
Theodore F. Ells, Esq. (Public Member- 3<sup>rd</sup> District)

Commissioners Absent: Joseph B. Castonguay, Acting Chairman (Broker – 2<sup>nd</sup> District)

Commission Vacancy: Public Member (1)

Attorney General's Office: Alan Ponanski, Assistant Attorney General

DCP Staff Present: Julianne Avallone, Legal Director  
Paulette Annon, Staff Attorney  
William Zenga, Supervising Special Investigator  
Kelly Harvey, Real Estate Examiner  
Robin Washbond, Board Secretary

Public Present: Kristen Haseney, Esq., CT Realtors®  
Douglas Woods  
David Michonski  
Linda Michonski

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Vance, Commissioner Ogrodnik 2<sup>nd</sup>, and the motion carried to approve the minutes of the December 5, 2018 Connecticut Real Estate Commission meeting. Commissioners Burnham and Gray abstained.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

Commissioner Bergquist requested that '*Non-MLS Marketing Rules Discussion*' be added to the May agenda.

## **NEW BUSINESS**

### **Douglas Woods Jr. – Request for Reinstatement of Broker License**

It was moved by Commissioner Gray, Commissioner Burnham 2<sup>nd</sup>, and the motion carried unanimously to approve Mr. Woods' request for reinstatement of his broker license.

### **Julianne Avallone, DCP Legal Director - Proposed Revisions to Interstate Land Sales Regulations**

DCP Legal Director Julianne Avallone summarized the changes to the proposed Interstate Land Sales Regulations and reported that the Regulations had gone out for public comment, which ended a few weeks ago, and that no public comments were received. The Regulations have been submitted to the Office of the Attorney General for legal review, they will then move to the Legislative Commissioner's Office and then to the Regulation Review Committee.

It was moved by Commissioner Ogrodnik, Commissioner Bergquist 2<sup>nd</sup> and the motion carried unanimously to add '*Quigler Presentation*' to the agenda.

### **Quigler Presentation – David and Linda Michonski**

David Michonski, Quigler Founder and CEO, appeared before the Commission to introduce the *Quigler* iPhone app. Mr. Michonski stated that *Quigler* is the first and only compliance checklist application to help agents and consumers to be compliant with Federal law, State law and Code of Ethics. He added that *Quigler* simplifies the real estate transaction into easy-to-follow Steps and Actions that consumers and agents can follow. As agents complete each Action, consumers are immediately notified on their cell phones, creating real time communication and transparency for consumers.

## **OLD BUSINESS**

### **Leasing Agent Credential Discussion**

DCP Legal Director, Julianne Avallone reported that the Leasing Agent Credential which is a proposed statutory change is included in the Consumer Protection bill, and that it is still very early in

the Session and that the Commission will be notified in the event there is a public hearing date scheduled.

It was moved by Commissioner Ogrodnik, Commissioner Bergquist 2<sup>nd</sup>, and the motion carried unanimously to add 'Teams' to the agenda.

## **Teams**

### **Discussion continued concerning a proposed Commission policy relative to "Teams".**

Assistant Attorney General Alan Ponanski stated that it is best to strengthen Legislation relative to subject matter and added that if you do not go through that process, then what is put in place may not be justifiable and may not be supported in court.

AAG Ponanski stated that he prefers to go strictly by the book and not create law on an agency level, but to have it done through the Legislature or in coordination with the Legislature. He added that "Teams" are a big issue and not a minor review and has impact on the industry, so, in that respect a formal process is needed. Devising a policy from an existing regulation and/or statute prevents the industry from commenting. Proposing regulation would in fact allow for industry to weigh in, which is very important. Without proposing regulation, it would be difficult to get the information out to the industry for comment.

AAG Ponanski suggested that the Commission examine prior policy to determine if this is in fact the way to go. Further, AAG Ponanski stated the DCP Commissioner would need to review and approve any such policy.

Ms. Avallone stated that the Department has regulations currently pending that could be modified to include additional Team language; and that she will draft the language for the Commission to review prior to the next meeting.

It was moved by Commissioner Burnham, Commissioner Bergquist 2<sup>nd</sup>, and the motion carried unanimously that this matter be added to the May agenda and that the 'Team Committee Report' be distributed to the Commission and Department staff for review and comment.

Commissioner Gray stated for the record that he is opposed to the Leasing Agent Credential.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

None

## **ADJOURNMENT**

It was moved by Commissioner Ogrodnik, Commissioner Bergquist 2<sup>nd</sup>, and the motion carried unanimously to adjourn the meeting at 11:50 A.M.

Respectfully Submitted,

Robin Washbond  
Commission Secretary

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860)706-1202.

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The next meeting of this Commission is scheduled for Friday, April 5, 2019 at 10:00 a.m., in Hearing Room J, 450 Columbus Blvd, Hartford, CT 06103