

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION

May 3, 2006

165 CAPITOL AVENUE
HARTFORD, CT 06106

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, May 3, 2006 at 9:15 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present:	Bruce H. Cagenello, Chairman	(Broker - 1 st District)
	Joseph B. Castonguay,	(Broker – 2 nd District)
	Lana K. Ogrodnik	(Broker – 5 th District)
	Marilyn Keating	(Salesperson – 5 th District)
	Barbara Thompson	(Salesperson – 3 rd District)
	Joseph H. Kronen	(Public Member – 1 st District)
	Theodore F. Ells, Esq.	(Public Member- 3 rd District)

Commissioners Absent:

Commission Vacancy:	Public Member (1)	4 th District
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Attorney General:	Alan Ponanski, Esq.
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DCP Staff present:	Sallie Pinkney, Commission Secretary Occ/Pro Licensing Division
	Lauren Rubino Real Estate Supervisor

Public Present:	Larry Hanafin
	Bunny Kyle
	John Sable
	Crystal Soucy

The next Meeting of this Commission is schedule for Wednesday, August 2, 2006 at 9:15 a.m. in Room 126. As called for by Chairperson Cagenello.

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information please call Richard M. Hurlburt, Director and Real Estate Commission Administrator, at (860) 713-6135 or visit www.ct.gov/dcp.

1. **MINUTES:**

Review Minutes from April 5, 2006.

Com. Kronen motioned to approve April's Minutes of Meeting. Com. Ogradnik 2nd. Com. Ells motioned to accept amended minutes. Com. Kronen 2nd, and the vote carried unanimously.

The Minutes was amended to reflect the following:

- a. On the cover page of minutes Esq should follow Attorney Theodore Ells and Alan Ponanski names
- b. On page 3, 6-a. the motion should read: **Com. Kronen motioned to approve the waiver for CE credit. Com Ells 2nd, and the opposition vote carried.**
- c. On page 4, 7-c. the motion should read: **Com Kronen motioned to approve her request, Com Thompson Opposed and the vote did not carry.**
- d. Page 4, 7-f. last sentence should read: **Chairman Cagenello requested a memo be sent to DCP Commissioner Edwin Rodriguez, Deputy Commissioner Jerry Farrell, Legislative Liaison Jerry Padula, and the DCP Attorney Alan Ponanski to with haste form the legislative committee review of the Real Estate Law & Regulations.**
- e. On page 4, 7-h. the last date should read May 3rd, 2006 meeting.
- f. On page 4, 7-j. the last sentence should read the amended vote carried unanimously.

2. **TRADE PRACTICE ENFORCEMENT REPORT**

The Metrics Report dated 5/1/06 was distributed.

The Chairman would like Richard Maloney, Director of Trade Practice, and Michele Erling, License Services to attend the July's Meeting.

3. **CONSENT AGREEMENTS**

- a. Roman Realty, Inc. Docket #2006-817
- b. Daniel Lorenzetti Docket #2006-817

Com. Thompson motioned to approve consent agreements subject to Chairman Cagenello being satisfied that the Real Estate Unit have up dated Continuing Education information. Com. Castonguay 2nd, and the vote carried unanimously.

4. **REAL ESTATE BROKERS & SALESPERSON APPLICATION**

The following applications were approve by Chairman Bruce Cagenello:

- a. Gina M. Cocchiola
- b. Nicole Kowalchik
- c. Rocco Quaresima
- d. Linda Tatum

5. **REQUEST FOR EQUIVALENT CONTINUING EDUCATION CREDIT**

The following Continuing Education Waivers were approved by Chairman Bruce Cagenello:

- a. Joshua Cohen – approved for Equivalent CE Credit
- b. Ronald Patterson- approved for Equivalent CE Credits

6. **REQUEST FOR CONTINUING EDUCATION WAIVER**

The following Continuing Education Waivers were approved by Chairman Bruce Cagenello:

- a. Vivian Ferguson – approved for CE Credit Waiver
- b. Barbara O'Connor – approved for CE Credit Waiver
- c. Anita Pereira – approved for CE Credit Waiver

7. **OLD BUSINESS**

- a. John Morgan responded to the Chairman's request to put his request in writing, regarding Morgan Testing Services.
Com. Castonguay motioned to receive this correspondence from John Morgan. Com. Kronen 2nd, and the vote carried unanimously.

8. **NEW BUSINESS**

- a. Phillip T. Fisher – Correspondence dated 4/10/06 regarding the “Real Estate Reciprocal Licensing memorandum of Understanding” between North Carolina Real Estate Commission and the State of Connecticut Department of Consumer Protection.
The correspondence was forwarded to Alan Ponanski for review
- b. Laureen M. Rubino – Correspondence regarding her Brokers Licences.
Com. Kronen motioned to approve Ms. Rubino's request to reinstate her broker's license without further education or examination when her employment ends with the State of CT, Real Estate Unit of the Department of Consumer Protection.
- c. A memorandum from Katherine a. Pancak was reviewed.
A copy will be forwarded to Alan Ponanski for review.
- d. Monthly Status report of the Real Estate Guaranty Fund was reviewed.
- e. Communication between The Real Estate Commission and Alan Ponanski, Attorney General for the State of Connecticut to address the following:
 - 1. The Ruling on ownership of Real Estate Company and requirements of a Brokers license.
 - 2. Alan suggested that the entire Real Estate Laws and Regulations should be reviewed.

3. Alan will join Jerry Padula, Jerry Ferrell and Lauren Rubino in their June 1, 2006 Meeting to discuss/review the Real Estate Regulations, correct inconsistencies, and update current practices.
 4. Alan will compose a draft letter to Mr. Grimes (TRA) the Web Broker, Regarding advertisement on a Web Page.
 5. Alan will draft a letter to the webmaster for the commission to
 6. **Kronen motioned that the chair be authorized to read the letter, and sign it. Com Thompson 2nd and the vote carried unanimously**
 7. Alan will review, and work with Lauren Rubino on the North Carolina & Connecticut Reciprocal Agreement..
 8. Alan will Review the rights of an Out of State Brokerage license section 6-325-L.
 9. Alan recommended, the Real Estate Commission invite the Chairman and the Co-Chairman of the Insurance Commission to a Real Estate Commission Meeting, and to the Arello Conference that is being held in June, 2006.
- f. Chairman Cagenello would like a Letter/Email be sent to Richard Maloney, Director of Trade Practice, inviting him to attend the next Real Estate Commission Meeting. If Mr. Maloney is unavailable, perhaps he can send details of case studies.
 - g. John Sable will draft a letter to Alan Ponanski from Bruce Cagenello regarding the procedure for Trade Practice complaints.

9. **ADJOURNMENT**

Com Ogrodnik motioned to adjourn the Meeting. Com Ells 2nd, and the vote carried unanimously. The Meeting at 11:30 a.m..

Respectfully Submitted,
Salle Pinkney, Commission Secretary
Occupational Professional Licensing Division