

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION

Minutes of Meeting

October 3, 2007

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, **October 3, 2007** at **9:45** a.m. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Joseph B. Castonguay, (Broker – 2nd District)
 Lana K. Ogrodnik (Broker – 5th District)
 Marilyn Keating, Co-Chairperson (Salesperson – 4th District)
 Theodore F. Ells (Public Member- 3rd District)
 Joseph H. Kronen (Public Member – 1st District)
 Morag L. Vance (Public Member – 4th District)
 James Hoffman (Salesperson – 4th District)

Commissioners Absent: Barbara Thompson, Chairperson (Salesperson – 3rd District)

Commission Vacancy: None

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

DCP Staff present: Sallie Pinkney, Commission Secretary Occ/Pro Licensing Division
 Lauren Rubino, Real Estate Supervisor Real Estate Unit
 Vicky Bullock, Attorney Legal Division

Public Present: John Morgan John Sable
 Larry Hannafin Bunny Kyle
 Eileen Dellaselva Joseph Parsons
 Teri Bayer William Justino

The next Meeting of this Commission is scheduled for Wednesday, December 5, 2007 at 9:15 a.m. in Room 117. As called for by Chairperson Barbara Thompson.

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 Lauren M. Rubino, Real Estate Supervisor and Real Estate Commission Administrator, at (860) 713-6135 or visit www.ct.gov/dcp.

1. **MINUTES:**

- a. Minutes of Meeting of September 12, 2007 were reviewed, and amended. **Com. Vance moved to approve the minutes as amended. Com. Kronen 2nd, and the vote carried unanimously.**

2. **CONSENT AGREEMENTS**

- a. **Lynn Lehrman-Salesperson-Unlicensed**
- b. **Genovali Realty INC-David Genovali. Broker/Owner**
Allowed salesperson, Lynn Lehrman to engage in real estate on behalf of his company without an active real estate license. **Com. Joseph Kronen moved to postpone Items 2 a & b until 12/5/07. Com Lana Ogrodnik 2nd, and the vote carried unanimously.**
- c. **Premiere Homes LLC-John A. Cannon, designated broker-Unlicensed Legal Entity**
- d. **Jay Wolfberg – Salesperson unlicensed**
- e. **Cornerstone Real Estate LLC-Derek Jutas, broker/owner allowed Jay Wolfberg to engage in real estate on behalf of his company without an active real estate license**
- f. **Prime Realty Group LLC - Ronald Greytak, designated broker-Unlicensed Legal Entity**
- g. **McKinley vs. Mettling Real Estate**

Com. Kronen moved to accept the above consent agreements (2 a-g). Com. Ogrodnik 2nd, and the vote carried unanimously.

3. **SETTLEMENT AGREEMENT FOR THE 2006 REAL ESTATE CONTINUING ED AUDIT**

- a. Sonia Schuster-Toher, Real Estate Salesperson agreed to pay Four Hundred & Fifty Dollars (\$450.) **Com. Kronen moved to approve the settlement agreement. Com. Vance 2nd, and the vote carried unanimously.**

4. **APPEARING BEFORE THE CT REAL ESTATE COMMISSION**

- a. Joseph Cooney Motion for Reconsideration was postponed until December 5, 2007
- b. Eileen Dellaselva Waiver of two year requirement was postponed until December 5, 2007
- Com. Kronen moved to postpone items 4 a & b until December 5, 2007. Com. Ogrodnik 2nd, and the vote carried unanimously.**

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

- a. **Michele DaSilva, Real Estate Salesperson 0767517-** Request for 6 hours of elective credit for 2008 Continuing Education for courses taken at Concord Law School. **Com. Ogrodnik moved to grant her 6 hours of elective credit towards her 2008 continuing education credit. Com. Kronen 2nd and the vote carried unanimously.**
- b. **Laurie Hayes-Hagstrom, Real Estate Broker 0756312-**Request for 3 hours of elective continuing education credit for a *Lead Hazard and Mitigation Course* taken with the Rhode Island Association of Realtors. The *Lead Hazard and Mitigation Course* is a mandatory continuing education course in Rhode Island. **Com. Ogrodnik moved to grant her 3 hours of elective credit towards her continuing education credit. Com. Kronen 2nd, and the vote carried unanimously.**
- c. **David Mack-**requesting 6 hours of elective a two day Urban Land Institute Real Estate Workshop, **Basic Pro-forma Modeling Using Excel** taken at Texas A & M University on September 6 & 7, 2007. **Com. Ogrodnik moved to deny his request for 6 hours of elective credit due to insufficient Real Estate curriculum. Com. Kronen 2nd, and the vote carried unanimously. Com. Kronen moved to grant him 3 hours of elective credit. Com. Ogrodnik 2nd, and the vote carried unanimously.**

6. **TRAD PRACTICE ENFORCEMENT REPORT**

- a. Michele Erling presented the Quarterly Metrics Report

7. **Applications:**

- a. **Christopher J. Hamer** - Licensed as a Salesperson in New York 1995-1999. Connecticut Broker application. Course descriptions and transcript from Austin Community College, Austin Texas. Seeking equivalency for a required 30 hour elective pre licensing course. **Com. Ogrodnik moved to deny his request according to section 23;17 of the CGS. Com. Kronen 2nd, and the vote carried unanimously.**
- b. **Christopher R. Deming** - Salesperson Applicant. Requesting 60 hours of pre licensing education for undergraduate courses taken at Florida Atlantic University. Course descriptions and transcript. **Com. Ogrodnik moved to grant him pre licensing education and approve his application. Com. Kronen 2nd, and the vote carried unanimously.**

8. **CHRO APPLICATIONS**

- a. **Vice Chair Marilyn Keating without objection moved this item up on the agenda. William Jusino, Continued from September 5th. Com. Kronen moved to deny his request, and recommend he to reapply after completion of his probation in February of 2009. Com. Vance 2nd, and the vote carried unanimously**

9. **OLD BUSINESS**

- a. Sulma Sabbagh July 26, 2007 agenda Ms. Sabbagh was requesting an extension to complete her continuing education for 2006 as well as renew her license without the Continuing Education. Was on agenda for September 5, 2007 for additional information. On September 10, 2007 Ms. Sabbagh surrendered her real estate salesperson license Res. 075704. **No action required.**

10. **NEW BUSINESS;**

- a. Stephen Masella, Salesperson applicant. Applied May 22, 2007. Has sat for the exam four times. Requesting additional opportunity to sit for the exam. Qualifies under ADA. **Com. Hoffman moved to approve him to take the exam 4 additional times during the next 12 months, effective 10/3/07 – 10/3/08. Com. Ogrodnik 2nd, and the vote carried unanimously.**
- b. Helen Anderson, Salesperson applicant. Letter of request to extend two year validity of the exam results, Completed exam on August 23, 2005. **Com. Hoffman moved to extend the validity of her exam for 30 days. Com. Kronen 2nd, and the vote carried unanimously.**

11. **MISCELLANEOUS**

- a. Monthly Status Report, Real Estate Guaranty Fund was reviewed
- b. ARELLO Annual Conference Report. New York City September 14 to 17, 2007 was reviewed
- c. Legal Entity Task Force & and Public Hearing (October 3, 2007). Results of ARELLO Listserve were reviewed.

12. **PUBLIC COMMENT**

- a. John Morgan – presented his study manual, and requested that his book be listed as a study guide with PSI Examination Services **Com. Kronen moved to approve the manual as a study guide with the PSI Examination Services. Com Hoffman 2nd, and the vote carried unanimously.**

13. **AGENDA ITEMS ADDED**

Com. Kronen moved to add the items below to the agenda. Com. Ogrodnik 2nd, and the vote carried unanimously.

1. Joseph Parsons – Broker applicant, seeking waiver of 30 additional pre licensing credit. **Com. Ogrodnik moved to approve his request due to Real Estate courses previously taken. Com. Kronen 2nd, and the vote carried unanimously.**
2. GRP Realty - current owner is seeking to oversee the business, and or conduct real estate business to wrap up any unfinished business that was left when her husband passed away. **Com. Ogrodnik moved to grant her 1 year to settle the business affairs, providing she show proof that she is the executor of the husband's estate, and provide a fiduciary statement. Com. Kronen 2nd, and the vote carried unanimously.**

3. Nick Tetreault seeking 6 hours of Continuing Education credit. **Com. Ogrodnik moved to grant him 6 hours of CE credit. Com. Kronen 2nd, and the vote carried unanimously.**
4. Michelle Marks paid \$600. in Civil Penalties for the Continuing Education Audit to become compliance, and signed a settlement agreement. **Com. Kronen moved to approve the settlement agreement. Com. Ogrodnik 2nd, and the vote carried unanimously.**
5. Johvanny Lopez-Rosado – CHRO Applicant seeking salesperson license. **Com. Kronen moved to deny his application, and recommended he re-apply after his probation is completed. Com. Hoffman 2nd, and the vote carried unanimously.**

14. **ADJOURNMENT**

Com. Vance moved to adjourn the meeting. Com Ogrodnik 2nd, and the vote carried unanimously. The meeting adjourned at 12:06 p.m.

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