

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION**

Minutes of Meeting

July 7, 2010

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, July 7, 2010 at 9:15 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Barbara Thompson, Chairperson (Salesperson – 3rd District)
 Joseph B. Castonguay, (Broker – 2nd District)
 Marilyn Keating, Vice-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: Lana K. Ogradnik (Broker – 5th District)

Commission Vacancy: None

Attorney General's office: None

DCP Staff present: Robert Kuzmich, Board Administrator Occ/Pro Licensing Division
 Kelly Harvey, Real Estate Examiner Real Estate Unit
 Vicky Bullock, Attorney Legal Division
 Linda Roberts, Executive Assistant DCP Commissioner's Office
 Linda Keift-Robitalle, Real Estate Examiner Real Estate Unit
 Michelle Erling, Real Estate Examiner Real Estate Unit

Public Present: Samantha Rodriguez John Sable Larry Hannafin
 Barbara Fairfield Rhonda Lentini

The next Meeting of this Commission is scheduled for Wednesday, September 1, 2010 at 9:15 a.m. in Room 126

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) 713-7230.

Agency Website: www.ct.gov/dcp

Division E-Mail: occprotrades@ct.gov

1. MINUTES

- a. Review Minutes of May 5, 2010. **It was moved by Commissioner Vance, Commissioner Castonguay 2nd, and the vote carried to approve the Minutes as amended.**

2. INTRODUCTION OF INTERNS

The following interns were introduced:

- a. Brian Ajodhi – Real Estate
- b. Nick Camenker – Real Estate
- c. Ava Bessel – Legal
- d. Dante Amenta – Legal

3. LEGAL/FORMAL HEARING

- a. Docket No. 2008-6718 – **It was moved by Commissioner Keating, Commissioner Castonguay 2nd, and the vote carried to hold a Formal Hearing on September 1, 2010.**

4. CHRO APPLICANTS APPEARING

- a. Case No. 2010-130 – Applicant not present.
- b. Case No. 2010-132 – Applicant not present.
- c. Case No. 2010-133 – Samantha A. Rodriguez **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to approve the applicant's real estate salesperson application once the broker submits on company letterhead their training outline for the 1st 12 months.**

5. REAL ESTATE APPLICATIONS/WAIVERS

- a. Charles Bozidar Maric – Salesperson applicant seeking approval. **It was moved by Commissioner Ells, Commissioner Vance 2nd, and the vote carried to approve his application subject to completion of a 30 hour Principal & Practice course, and he must take both portions of the exam.**
- b. Regulbuto, Charles A. – seeking waiver of 2 year sales associate requirement for granting of real estate broker license. **It was moved by Commissioner Keating, Commissioner Castonguay 2nd, and the vote carried to deny his request.**

6. NEW BUSINESS

- a. Correspondence from the Appraisal Institute “State Laws Affecting the Performance of BPOs by Real Estate Brokers and Salespersons” was reviewed.
- b. Barbara Fairfield of Dynamic Direction, Inc. re: continuing education approval process and continuing education delivery issues. Barbara stressed her concern re: producing a completion certificate to students after her school has uploaded to PSI. The Chairman suggested the Ms. Fairfield give her students a receipt upon request.
- c. Education Committee Update – Commissioner Keating gave an update re: the Real Estate Mandatory course. Katherine Pancek will forward a rough draft course outline to the Commission in August, and a final draft in September.
- d. Central CT Real Estate Institute LLC was offering a condensed Principal & Practice Course previously, however the school has ceased & desisted teaching the course as instructed by the DCP staff. **The Commission requested a 2nd letter be forwarded to the school instructing them to teach the course as approved.**
- e. Review of Broker Pre-Licensing Mandatory Course. **It was moved by Commissioner Ogrodnik, Commissioner Keating 2nd, and the vote carried to allow the Basic Appraisal Principal or Basic Appraisal Procedure to be use as the 30 hour Appraisal requirement for a Brokers license.**
- f. Tom Jacavino, real estate education provider seeking permission to teach his Principal & Practice (60 hours) course via video. **The Commission requests he appear before them in person to present details regarding the video course.**

7. OLD BUSINESS

- a. Celeste Caracausa – Seeking waiver of broker pre-licensing course (additional 30 hrs P&P). **It was moved by Commissioner Keating, Commissioner Castonguay 2nd, and the vote carried that the Commission stand by its original decision of denial based on the fact that she has not been licensed since 2004.**
- b. Follow-up re: Tenants Rights in Foreclosures – Commissioner Castonguay forwarded detailed information to Attorney Bullock so that information can be distributed to Real Estate Schools. **Marked over until 9/1/2010.**
- c. Follow-up Discussion on Real Estate Brokers offering sweepstakes & home buyer credit. Detailed information was forwarded to Attorney Bullock for further investigation. **Marked over until 9/1/2010.**

- d. Discussion of the process for approval of Attorney Broker applications.
 - i. Contracts & Property courses are blanket approvals for Attorney Broker applicants seeking equivalency for 30 hr Principal and Practice Contracts & Property

It was moved by Commissioner Ells, Commissioner Kronen 2nd, and the vote carried to grant a blanket approval for the Contracts and Properties courses to Attorney Broker applicants that are seeking equivalent credit for the 30 hour Principals & Practice course. In addition the following courses can be used as electives: Land Use, Agency & Partnership and Real Estate Transactions.

8. ADJOURNMENT

- a. **It was moved by Commissioner Keating, Commissioner Ells 2nd, and the vote carried to adjourn the meeting at 11:32 a.m.**

Respectfully Submitted,
Salle Pinkney, Board Administrator
Occupational Professional Licensing Division