

**STATE OF CONNECTICUT  
CONNECTICUT REAL ESTATE COMMISSION  
Minutes of Meeting  
June 7, 2017**

The Connecticut Real Estate Commission convened on Wednesday, June 7, 2017 at 9:15 a.m. in Hearing Room J, 450 Columbus Boulevard, Hartford, CT 06103

Commissioners Present: Joseph B. Castonguay, Acting Chairman (Broker – 2<sup>nd</sup> District)  
Amy Bergquist (Broker – 1<sup>st</sup> District)  
Linda C. Burnham (Salesperson – 2<sup>nd</sup> District)  
Morag L. Vance (Public Member – 4<sup>th</sup> District)

Commissioners Absent: Lana K. Ogrodnik (Broker – 5<sup>th</sup> District)  
Theodore F. Ells, Esq. (Public Member- 3<sup>rd</sup> District)

Commission Vacancy: Salesperson (1)  
Public Member (1)

Attorney General’s Office: None

DCP Staff Present: Richard Maloney Paulette Annon  
Robin Washbond William Zenga

Public Present: James Cormier  
Michael Daly  
Cindy Butts

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Vance, Commissioner Burnham 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the February 1, 2017 Connecticut Real Estate Commission meeting.

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

Attorney Paulette Annon introduced herself to the Commission and stated that she joined DCP six weeks ago as enforcement attorney for the Real Estate Commission and 12 other occupational and professional boards. The Commission members welcomed Attorney Annon.

## **CHRO**

### **Michael J. Daly**

#### **Mr. Daly appeared before the Commission with his Broker, James Cormier**

It was moved by Commissioner Vance, Commissioner Bergquist 2<sup>nd</sup>, and the motion carried unanimously to allow Mr. Daly to apply for a Salesperson license, and that he must complete the P & P Course and sit for the licensing examination. The Commission further added that Mr. Daly must reappear before the Commission should he wish to apply for a Broker's license. Attorney Annon provided a training manual to the sponsoring broker, which calls for a report to be returned to the Department after one year.

### **Eduardo Jimenez**

#### **Mr. Jimenez did not appear today.**

It was moved by Commissioner Vance, Commissioner Bergquist 2<sup>nd</sup>, and the motion carried unanimously to deny his Salesperson application.

## **REQUEST FOR WAIVER**

### **William Ferriouolo – Seeking waiver of Broker pre-licensing education**

It was moved by Commissioner Bergquist, Commissioner Vance 2<sup>nd</sup>, and the motion carried unanimously to deny the request for a waiver of the pre-licensing education.

## **NEW BUSINESS**

### **Mandatory 'Fair Housing Continuing Education Course' to be offered online**

Richard Maloney, Director of Trade Practices, reported that many out-of-state brokers are not able to travel to Connecticut to take the Mandatory Fair Housing Course in a classroom setting. Erin Kemple, Executive Director of the Connecticut Fair Housing Center, is partnering with Dearborn to ensure that the mandatory course will be available as an online course. Once online, the Department will notify all out-of-state brokers of the requirement that they must complete 12 hours of CT continuing education in order to be compliant for the 2016-2018 renewal cycle.

### **Open Houses – By Seller (listed with a real estate company)**

Acting Chairman Castonguay commented on a situation in which a homeowner held an open house at his own 'listed' property without his agent present. The Commission briefly discussed the matter of disclosure in this situation.

### **Licensed Company within a Company (unlicensed entity)**

The Commission did not discuss this matter as there is currently a complaint filed with the Department of Consumer Protection.

### **Real Estate Broker CE Audit**

Director Maloney provided an update on the Broker CE audit and reported that 900 Brokers did not take the mandatory CE course for the 2014-2016 CE cycle, and that \$20,000.00 in civil penalties have been collected as of this date.

Director Maloney stated that during the Broker audit the Department discovered that many out-of-state brokers used their home state continuing education for compliance with the CT requirements, and claimed they were never notified of the mandatory CT continuing education. The Department intends to rectify this issue by notifying all out-of-state brokers that they must complete CT continuing education, including the mandatory course, in order to be compliant with Connecticut laws.

## **OLD BUSINESS**

### **Floating P & P Course and Topic**

The Commission postponed this matter to the August meeting.

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

Commissioner Ogrodnik requested (by email) that the Real Estate Commission address the matter of crumbling foundations and the lack of the legislature to take action to assist homeowners.

Director Maloney commented that there is potential legislation on this matter that is making its way through the House. Mr. Maloney stated that there are 535 complaints currently in this marketplace and there needs to be a type of Guaranty Fund for homeowners, that is a cooperative partnership between Banking and Insurance, and that they need the State of CT to give the affected homeowners restitution. He also noted that CT Association of Realtors had created a disclosure form which has been released to realtors.

Cindy Butts, Chief Executive Officer of CT Association of Realtors, commented on their new combined disclosure and advisory form that is property specific so the buyer and the seller can both sign it. Ms. Butts added that the disclosure is very specific to repairs and testing and that this additional document was needed as a means to get truth from sellers.

## **ADJOURNMENT**

Acting Chairman Castonguay adjourned the meeting at 10:48 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.

Department of Consumer Protection Website: [www.ct.gov/dcp](http://www.ct.gov/dcp)  
Division E-Mail: [DCP.OccupationalProfessional@ct.gov](mailto:DCP.OccupationalProfessional@ct.gov)

The next meeting of this Commission is scheduled for Wednesday, October 4, 2017 at 9:15 a.m., in Hearing Room J, 450 Columbus Blvd, Hartford, CT 06103