

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE COMMISSION
Minutes of Meeting
November 7, 2018**

The Connecticut Real Estate Commission convened on Wednesday, November 7, 2018 at 10:00 a.m. in Hearing Room J, 450 Columbus Boulevard, Hartford, CT 06103.

Commissioners Present: Joseph B. Castonguay, Acting Chairman (Broker – 2nd District)
Lana K. Ogrodnik (Broker – 5th District)
Amy Bergquist (Broker – 1st District)
Linda C. Burnham (Salesperson – 2nd District)
Peter L. Gray (Salesperson – 4th District)
Morag L. Vance (Public Member – 4th District)

Commissioners Absent: Theodore F. Ells, Esq. (Public Member- 3rd 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
Kelly Harvey, Real Estate Examiner
Robin Washbond, Board Secretary

Public Present: Noah Matthews
Kristen Haseney

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the motion carried unanimously to approve the minutes of the October 3, 2018 Connecticut Real Estate Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW Business

Leasing Agents

DCP Legal Director, Julianne Avallone, brought forth to the Commission the issue of leasing agents doing leasing work without a real estate license. This problem which was brought to the attention of the Department through a complaint concerning leasing agents is prevalent in the market and Ms. Avallone discussed the enforcement issue and stated that the Department's goal is to make sure there are appropriately trained people providing these services. Discussion took place concerning putting in legislation for a separate credential for leasing agents. Ms. Avallone will draft language for leasing agent legislation for the Commission to review and discuss at the December 5, 2018 meeting or by a scheduled conference call.

Proposed Revisions to the Interstate Land Sales Regulations

DCP Legal Director, Julianne Avallone provided the Commission with a copy of the current Interstate Land Sales Regulations and said she will appear at the February 2019 meeting to discuss the proposed revisions to the regulations.

Noah Matthews, CT Salesperson licensed since 9/29/17 – Seeking approval to take Broker exam without having been actively engaged for at least 2 years under the supervision of a licensed Real Estate Broker

It was moved by Commissioner Bergquist, Commissioner Gray 2nd, and the motion carried unanimously to deny this request.

Teams – Workgoup to develop a Commission policy

Acting Chairman Castonguay stated that a meeting to discuss 'Teams' is scheduled for Monday, November 19, 2018 at DCP and will be facilitated by Adorna Carroll, President of Dynamic Directions, Inc. Participants include Commissioners Bergquist, Castonguay, Ogrodnik, DCP Examiner Harvey and Ms. Haseney (CAR). Ms. Carroll will guide the group to a recommended Commission Policy on 'Teams', including advertising as such.

2019 Real Estate Commission Meeting Dates

February 6, May 1, August 7, November 6

The Commission reviewed and noted the 2019 meeting dates.

LEGAL

Acting Chairman Castonguay convened the Formal Hearing at 11:30 A.M.

**Case # 2017-174 – Formal Hearing held today in the matter of Mark Trojanowski, Respondent.
Mark Trojanowski / REB.0688660 – Not Present or Represented
DCP Legal Counsel: Paulette Annon, Staff Attorney**

The Commission heard testimony from DCP Attorney Paulette Annon and reviewed the following exhibits:

DCP Exhibit H	Notice of Hearing/Complaint
DCP Exhibit I	Stamped Copy of Certified Mail Receipt
DCP Exhibit J	Email to Mr. Trojanowski

It was moved by Commissioner Gray, Commissioner Vance 2nd, and the motion carried unanimously that proper notice was given to the respondent and that the respondent failed to appear before the Commission with regard to matters before the Commission and that Mr. Trojanowski is in default for Failure to Appear.

The Commission heard testimony from DCP Real Estate Examiner Kelly Harvey and reviewed the following exhibits provided by Attorney Paulette Annon:

DCP Exhibit A	Credential screen print of Real Estate Broker License of Trojanowski
DCP Exhibit B	Complaint Statement and Attachments
DCP Exhibit C	Certified Letter
DCP Exhibit D	Unclaimed Returned Envelope
DCP Exhibit E	Email Notice of Compliance Meeting
DCP Exhibit J	Email Notice of Hearing and Complaint
DCP Exhibit K	Licensing Screen for Equitable Realty Investors

Based on the testimony and evidence that had been presented today, the Commission unanimously agreed to a Proposed Final Decision and Proposed Order for the Department of Consumer Protection Commissioner's approval.

In the Matter of Mark Trojanowski Case # 2015-264

The Commission postponed this matter to a future meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURNMENT

Acting Chairman Castonguay adjourned the meeting at 1:39 P.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
Division E-Mail: DCP.OccupationalProfessional@ct.gov

The next meeting of this Commission is scheduled for Wednesday, December 5, 2018 at 10:00 a.m., in Hearing Room J, 450 Columbus Blvd, Hartford, CT 06103