

**DRAFT**

**STATE OF CONNECTICUT  
CONNECTICUT REAL ESTATE COMMISSION  
Minutes of Meeting  
April 4, 2018**

The Connecticut Real Estate Commission convened on Wednesday, April 4, 2018 at 10:00 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)  
Lana K. Ogrodnik (Broker – 5<sup>th</sup> District)  
Peter L. Gray (Salesperson – 4<sup>th</sup> District)  
Morag L. Vance (Public Member – 4<sup>th</sup> District)

Commissioners Absent: Linda C. Burnham (Salesperson – 2<sup>nd</sup> District)  
Theodore F. Ells, Esq. (Public Member- 3<sup>rd</sup> District)

Commission Vacancy: Public Member (1)

Attorney General's Office: None

DCP Staff Present: William Zenga  
Paulette Annon  
Kelly Harvey  
Robin Washbond

Public Present: Kristen Haseney  
Giuseppe Boccanfuso

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Vance, Commissioner Ogradnik 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the February 16, 2018 Connecticut Real Estate Commission meeting.

Commissioner Ells was not present at today's meeting due to a death in the family.

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

None

## **NEW BUSINESS**

### **Giuseppe Boccanfuso – Seeking reconsideration of Real Estate Salesperson application, which was denied at the June 3, 2015 Commission meeting**

The Commission postponed this matter and requested that Mr. Boccanfuso reappear at the June 6, 2018 meeting with his sponsoring broker, and suggested that he provide documentation to support his application including letters from his probation officer, and others who will attest to his character for review by the Commission.

### **Residential Property Condition Disclosure Report Addendum**

Real Estate Examiner, Kelly Harvey, stated that the emails recently sent by the Department to licensees concerning the use of the Real Estate Disclosure Addendum has caused much confusion and she explained that the Addendum is not a mandatory form, and its use is optional until the original Disclosure form is updated.

The Commission asked Attorney Annon for a report from the DCP Commissioner on the status of the regulations; where it is in the process and if there is still an opportunity for input from the Commission on this matter.

### **Teams/Signage/Advertising**

The Commission discussed the use/advertising of Teams in the real estate marketplace and decided that they will draft a policy regarding the use of Teams. Additionally, the Commission discussed signage and the specific requirements to avoid misrepresenting the broker to the public. The Commission unanimously agreed to draft a policy regarding signage.

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

At the December 6, 2017 meeting Acting Chairman Castonguay requested clarification regarding the 'Dual Agency/Designated Agency Disclosure Notice and Consent Agreement' form, specifically regarding who is allowed to appoint designated agents.

At today's meeting Attorney Annon stated that Pursuant to CGS 20-325i, Designated buyer agents and seller agents, a broker may authorize anyone licensed under chapter 392, which includes a

salesperson, to appoint one or more designated seller or buyer agents as an additional agent for a buyer or seller. This appointment is only for a particular transaction. The broker's authorization of a salesperson, for example, to appoint designated buyer or seller agents does not, in any way, confer any other authority on the authorized salesperson than to make such appointments.

## **ADJOURNMENT**

It was moved by Commissioner Vance, Commissioner Ogradnik 2<sup>nd</sup>, and the motion carried unanimously to adjourn the meeting at 11:09 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, June 6, 2018 at 10:00 a.m., in Hearing Room J, 450 Columbus Blvd, Hartford, CT 06103