

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION

Minutes of Meeting

March 10, 2008

The Connecticut Real Estate Commission convened for a Special Meeting on Wednesday, March 10, 2008 at 9:30 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)
 Lana K. Ogradnik (Broker – 5th District)
 Marilyn Keating, Vice-Chairperson (Salesperson – 4th District)
 Joseph H. Kronen (Public Member – 1st District)
 Morag L. Vance (Public Member – 4th District)
 James Hoffman (Salesperson – 4th District)

Commissioners Absent: Theodore F. Ells (Public Member- 3rd District)

Commission Vacancy: None

Attorney General's office: None

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

Public Present: Cathy Poehler Frank Tolane Larry Hannafin
 Bunny Kyle

The next Meeting of this Commission is scheduled for Wednesday, April 2, 2008 at 9:15 a.m. in Room 117

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. **AGENDA/MINUTES:**

- a. **It was moved by Commissioner Kronen, Commissioner Keating 2nd, and the vote carried to add the following to the agenda:**
- i. Anita Perida – requesting waiver of continuing education. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to deny her request.**
 - ii. Diane Zingali – requesting waiver of continuing education. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to approve her request.**
 - iii. Gary Hilliard – requesting a military waiver of continuing education due to active duty. **It was moved by Commissioner Vance, Commissioner Kronen 2nd, and the vote carried to grant him a waiver of continuing education due to active military duty.**
 - iv. Elaine Carvallo – requesting 6 elective continuing education credit hours for courses previously taken at UConn. **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to grant her 6 hours of elective continuing education credit.**
 - v. Jean Sollman – requesting a waiver of continuing education. **It was moved by Commissioner Castonguay, Commissioner Ogrodnik 2nd, and the vote carried to deny her waiver, but grant her additional time to take her continuing education. She must take her course by 12/31/08.**
 - vi. James Mckenney – requesting continuing education credit for course taught. **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to grant him 12 hours of continuing education credit.**
 - vii. Tiger Home Inspection – requesting 3 hours of elective continuing education credit for the staff that took the course. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant the staff 3 hours of elective continuing education credit.**
- b. **The Minutes of Meeting of February 6, 2008 were reviewed, and amended. It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to approve the Minutes as amended.**

2. **Guaranty Fund Application**

- a. **Eric & Patricia McCarthy vs. Thomas A. Cimini. It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to forward payment to Eric & Patricia McCarthy.**
- b. **Guaranty Fund Monthly Report was reviewed.**

3. EDUCATION

- a. School/Education updates were presented by Joan Emerick, she enlightened the Commission Members in and discussion took place on the following areas:
 - New School Registration procedures
 - New Course Approval Procedures
- b. There was discussion re: Mandatory continuing education curriculum for the 2010 license renewal. Lauren Rubino will contact Katherine Pancak to coordinate a meeting with the Education Sub-Committee.
- c. There was discussion re: Agency Contracts, Procuring, and Disclosure of material Fact. The Commission Members would like to see a Fact Sheet for consumer buyers/seller available and posted on the DCP website.

4. REQUEST FOR WAIVER OF CONTINUING EDUCATION

- a. Murray Rome Reb: 0582405 seeking Medical Hardship waiver. **It was moved by Commissioner Keating, Commissioner Ogrodnik 2nd, and the vote carried to grant him an extension until 12/31/08.**
- b. Barbara Kyle: requesting 12 hour of continuing education credit for courses taught. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant her 12 hours of continuing education credit for the Real Estate courses she taught.**

5. CONSENT AGREEMENT

- a. Carbone Alphonse, was issued a civil penalty during the Continuing Education Audit. He appeared before the REC on 2/6/2008 to appeal the fine, and sought a waiver of Continuing Education. The Commission voted to postpone until he verified proof of payment. **It was moved by Commissioner Vance, Commissioner Castonguay 2nd, and the vote carried to deny his request, and he needs to pay his civil penalty of \$1,200. , and take his continuing education course.**

6. APPLICATIONS

- a. Alexis Aaron-Albanese Seeking to sit for Connecticut Broker exam. Currently a New Hampshire Real Estate Broker. Never engaged as a salesperson in New Hampshire. Two year requirement waived in N.H, based on experience. **It was moved by Commissioner Castonguay, Commissioner Keating 2nd, and the vote carried to deny her request. A salesperson applicant must have 60 hours of Principles & Practice prior to taking the salesperson's exam, and must be a salesperson for 2 years before taking the Brokers exam, and meet the Brokers requirement.**
- b. Claude Brouillard, Attorney Broker applicant. Connecticut Real Estate salesperson since 2002. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to approve him to sit for the CT Broker's exam.**
- c. Christine Mailhot, Applicant for Real Estate Salesperson. Took 30 hours of Principles and Practices at two different schools. One course in 2003 and one course in 2007. Successfully completed one 30 hour course. **It was moved by Commissioner Castonguay, Commissioner Ogrodnik 2nd, and the vote carried to deny her request of 60 hours.**

7. **CONTINUING EDUCATION REQUEST FOR EQUIVALENCY CREDIT**

- a. Kathleen Nagro Reb: 0750376 Requesting 6 hours of elective C.E. credit for 2008 based on courses taken in Florida. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, Commissioner Keating recused, and the vote carried to grant her for 6 hours of elective continuing education credit for the 2008 renewal cycle.**
- b. Karen J. Nuelle, Res: 0760705 Requesting C.E. credits for a 30 hour post licensing course taken in South Carolina. **It was moved by Commissioner Castonguay, Commissioner Ogrodnik 2nd, Commissioner Keating recused, and the vote carried to grant her 6 hours of elective continuing education credit for the 2008 renewal cycle.**
- c. **Judith Caputo Requesting Continuing Education credit towards her 2008 renewal cycle for teaching 60 hours of Principles and Practices. It was moved by Commissioner Castonguay, Commissioner Keating 2nd, Commissioner Ogrodnik recused, and the vote carried to grant her continuing education credit for the 60 hours of Principle & Practice courses she taught.**
- d. Kim Swircenski Seeking 3 hours of elective C.E. credit for 2008 renewal for a course titled Human Communication. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to grant her 3 hours of electives towards her continuing education.**
- e. June M. Lyons Seeking 6 hours of elective C.E. credit for 2008 renewal for a 30 hour course Appraisal Principle. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to grant her 6 hours of electives towards her continuing education.**

8. **OLD BUSINESS**

- a. Lane, Frank 3rd, Reb. 0383785 –requesting reduction of fine. *It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to **postpone this item until late in the meeting, in order to verify proof of medical hardship.*** **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to deny his request, and he must pay the civil penalties, and take the required continuing education course.**
- b. Rizza , John N. Res. 0765147 (lapsed) **postpone until April, 2008**
- c. Hampton II, Adolphus – payment plan. **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to waive the civil penalty of \$450, and inform him that he must take his continuing education course for 2008.**

9. **NEW BUSINESS**

- a. E-mail from Katherine Pancek regarding CT Real Estate Instructor’s Seminar will be held on Friday, April 4, 2008 from 9:00 a.m. – 12:00 p.m. at the Hawthorne Inn in Berlin, CT, registration will start at 8:30 a.m.

10. **PUBLIC COMENT**

- a. Barbara Kyle would like to appear at the 4/2/08 Real Estate Commission Meeting

11. ADJOURNMENT

- a. **It was moved by Commissioner Kronen, Commissioner Hoffman 2nd, and the vote carried to adjourn the meeting at 12:59 p.m.**

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