

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE COMMISSION
Minutes of Meeting
August 1, 2018**

The Connecticut Real Estate Commission convened on Wednesday, August 1, 2018 at 10:05 a.m. in Hearing Room B, 450 Columbus Boulevard, Hartford, CT 06103.

Commissioners Present: Joseph B. Castonguay, Acting Chairman (Broker – 2nd District)
Amy Bergquist (Broker – 1st District)
Lana K. Ogrodnik (Broker – 5th 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: William Zenga
Paulette Annon
Kelly Harvey
Michele Erling
Robert Kuzmich

Public Present: Adorna Carroll David Mester, Esq.
Giuseppe Boccanfuso George Agnelli
Richard Higgins
Scott DeLemos
Ryan Flament
Tyler Ryff

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Vance, Commissioner Ogradnik 2nd, and the motion carried unanimously to approve the minutes of the April 4, 2018 Connecticut Real Estate Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW BUSINESS

Giuseppe Boccanfuso –Seeking Reconsideration of Real Estate Salesperson Application

Mr. Boccanfuso appeared before the Commission with his sponsoring Broker, Richard Higgins. It was moved by Commissioner Burnham, Commissioner Vance 2nd, and the motion carried unanimously to deny Mr. Boccanfuso's application for a Salesperson license. Attorney Annon advised Mr. Boccanfuso that he may reapply for a salesperson license after one year.

Scott DeLemos – Seeking Waiver of 60-Hour Principles and Practices Course

Mr. DeLemos appeared before the Commission. It was moved by Commissioner Vance, Commissioner Gray 2nd, and the motion carried unanimously to grant a waiver of the 60-Hour Principles and Practices course.

National Real Estate Broker and Salesperson Examination Updated (PSI)

The Commission reviewed and briefly discussed the National Real Estate Broker and Salesperson Examination Update from PSI.

OLD BUSINESS

Residential Property Condition Disclosure Report Update

The Commission reviewed the new Residential Property Condition Disclosure Report which becomes effective August 10, 2018.

Commissioner's Final Decision in the Matter of Douglas Woods

The Commission reviewed the Commissioner's Final Decision in the Matter of Douglas Woods.

Signage/Advertising/Teams

Adorna Occhialini Carroll, President, Dynamic Directions, Inc. appeared before the Commission to provide information, insight and background on teams, issues relating to brokerage liability, team regulations and legislation across the United States.

Joseph Ganim - Update

Attorney Annon informed the Commission that Mr. Ganim and his sponsor, Nicholas Khamarji, reported back to DCP on the status of Mr. Ganim's activity as a real estate salesperson as requested by the Commission at the February 1, 2017 Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Assistant Attorney General Alan Ponanski introduced Ryan Flament and Tyler Ryff to the Commission and said that both are students at Quinnipiac Law School serving an internship at the Office of the Attorney General.

ADJOURNMENT

It was moved by Acting Chairman Castonguay, Commissioner Gray 2nd, and the motion carried unanimously to adjourn the meeting at 11:55 A.M.

The Commission reconvened at 12:06 P.M. for a Formal Hearing.

FORMAL HEARING

Docket #2017-214

Formal Hearing In the Matter of Agnelli Real Estate LLC/ REB.789510

Respondent: George W. Agnelli, Jr. d/b/a Agnelli Real Estate LLC

Represented by: Attorney David Mester of the law firm Mester Grabow & Miller, LLC

DCP Legal Counsel: Paulette Annon, Staff Attorney

Mr. George W. Agnelli Jr. appeared before the Commission today with his representative, Attorney David Mester.

The Commission heard testimony from DCP Real Estate Examiner Kelly Harvey, and reviewed the exhibits presented by Attorney Annon.

The hearing concluded at 1:30 P.M. and will continue on October 3, 2018 at 10:00 A.M. in Hearing Room J.

Acting Chairman Castonguay adjourned the meeting at 1:35 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, October 3, 2018 at 10:00 a.m., in Hearing Room J, 450 Columbus Blvd, Hartford, CT 06103