

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION

September 6, 2006
165 CAPITOL AVENUE
HARTFORD, CT 06106

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, September 6, 2006 at 9:20 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present:	Bruce H. Cagenello, Chairman Joseph B. Castonguay, Lana K. Ogrodnik Marilyn Keating Barbara Thompson Joseph H. Kronen	(Broker - 1 st District) (Broker – 2 nd District) (Broker – 5 th District) (Salesperson – 4 th District) (Salesperson – 3 rd District) (Public Member – 1 st District)
Commissioners Absent:	Theodore F. Ells	(Public Member- 3 rd District)
Commission Vacancy:	Public Member (1)	4 th District
DCP Staff present:	Sallie Pinkney, Commission Secretary Richard Hurlburt, Director Michele Erling, Real Estate Examiner	Occ/Pro Licensing Division Occ/Pro Licensing Division Trade Practices
Public Present:	Larry Hanafin	

The next Meeting of this Commission is schedule for Wednesday, November 1, 2006 at 9:15 a.m. in Room 126. As called for by Chairperson Cagenello.

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 Richard M. Hurlburt, Director and Real Estate Commission Administrator, at (860) 713-6135 or visit our website at www.ct.gov/dcp.

Real Estate Commission Meeting of September 6, 2006

1. **MINUTES:**

Review Minutes from August 2, 2006

Com. Ogrodnik motioned to approve the 8/2/06 minutes. Com Kronen 2nd. The following changes were made to the minutes:

- a. Joseph Kronen would like to add the time to the meeting adjournment.
- b. Item 3 Consent Agreements the commission would like the names of the respondents to appear on the minutes
- c. Item 4 The commission would like a more detailed report of the Metric Report listed in the minutes.
- d. Item 5 more information on the bullet that reads 20-311F, on the bullet that reads 21A-4C Elaborate on Late Fees, on the bullet that reads 20-324A the commission would like the Guaranty Fund to be the 1st and foremost Legislative Proposal that go forth.
- e. Item 6-a The commission would like the broker's name included in the motion.
- f. Item 7-a The motion should read; Com Kronen motioned to approve his application due to clerical error. Com Castonguay 2nd, and the vote carried unanimously.
- g. Item 8 The commission would like the type of applications approved listed and their exception.
- h. Item 9 & 10 List the motion, and the decision.
- i. Item 11 J. clarify the motion.

Com. Kronen motioned to approve the minutes as amended. Com Thomspson 2nd, and the vote carried unanimously.

2. **TRADE PRACTICE ENFORCEMENT REPORT**

- a. The Metrics Report from the Trade Practice Division was reviewed by the commission. The Commission requested that Michele Erling give the commission a recap of the top 5 complaints. Some Commission Members can not comprehend the report. Michele will forward this request to Richard Maloney the Director of Trade Practice.

3. **REAL ESTATE BROKERS & SALESPERSON APPLICATION**

- a. Ter-Martirosian, Susanna Requesting to take the Salespersons' exam. **Com Ogrodnik motioned to approve her to take the exam. Com. Keating 2nd, and the vote carried unanimously.**
- b. O'Sullivan, Brendan J. – Requesting to take the Salespersons' exam. **Com. Kronen motioned to approved him to take the exam. Com. Ogrodnik 2nd, and the vote carried unanimously.**

4. **NEW BUSINESS**

- a. ARELLO Key Aspects of An Effective Real Estate Regulatory Program: The report was done to reflect the effectiveness of the commission. The purpose of the report was to show where the commission might or might not be lacking and this report can be used as ammunitions to show the need of more Real Estate staff and/or funds. Com. Thompson questioned the involvement of

the Commission of the Department's Budget. The Commission would like to see the Budget Report. Com. Thomson stated she would like to see more training for the Commission Members from the Attorney General's Office. Richard Hurlburt will follow -up with Attorney Alan Ponanski to see if this type of training is feasible.

- b. Mandatory Continuing Education Course Draft: **Com. Ogrodnik motioned to approved the Mandatory Courses "Current Issues in Real Estae I & II draft". Com Castonguay 2nd, and the vote carried unanimously.** It was noted that the mandatory course should be reviewed and approved during the early months of 2008 (01/08 – 04/08).
 - c. Correspondence from Maureen K. Ohlhausen to Steven Rutstein, AG State of CT. Regarding Competition Advocacy was reviewed.
 - d. Correspondence from Veronica Martish requesting to take the Real Estate School Test at QVCC. **Com. Thompson motioned to deny her request to take the exam. Com. Keating 2nd, and the vote carried unanimously.** Can not substitute experience for education
 - e. Information Sheet on the Impact of Industry Members Serving on Real Estate Commissions or Boards was reviewed.
 - f. An Article from the Hartford Courant re: Group Critical of Oversight by Real Estate Commissions was review.
 - g. Correspondence regarding new CEO for ARELLO was reviewed.
 - h. **Com. Ogrodnik motioned to add Courtney Campbell to the Agenda. Com. Castonguay 2nd, and the vote carried unanimously.**
Ms. Campbell is requesting to obtain a Real Estate License without taking the Real Estate Exam. **Com. Kronen motioned to approve her request. Com. Thompson 2nd, the vote failed.**
According to the Statues(sec. 20-314) you can only get a Real Estate Salesperson License by taking the CT Real Estate Exam.
5. **Com. Ogrodnik motioned to hold a Special Meeting on October 4, 2006, to discuss the outcome of the Instructors Seminar. Com. Thompson 2nd, and the vote carried unanimously.**

6. **ADJOURNMENT**

Com Thompson motioned to adjourn the meeting. Com Ogrodnik 2nd, and the vote carried unanimously. The meeting was adjourn at 12:00 Noon.

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