

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION

Minutes of Meeting

October 1, 2008

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, October 1, 2008 at 9:15 a.m. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present:	Barbara Thompson, Chairperson	(Salesperson – 3 rd District)
	Joseph B. Castonguay,	(Broker – 2 nd District)
	Lana K. Ogradnik	(Broker – 5 th District)
	Marilyn Keating, Vice-Chairperson	(Salesperson – 4 th District)
	Theodore F. Ells	(Public Member- 3 rd District)
	Joseph H. Kronen	(Public Member – 1 st District)
	Morag L. Vance	(Public Member – 4 th District)
	James Hoffman	(Salesperson – 4 th District)

in @ 9:40 ,out @ 11:49 a.m.

Commissioners Absent: None

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:	John Izzo	Herman Huang	Chris Chan
	Irisa Huang	Danielle King	Brade Rainey
	Keith Thomas	Larry Hannafin	George LaCave
	Bill Ethier	Liz Verna	Bob Broouer
	Russell Luery	Mary Jane Cirrone	Edward J. Delcehuntyor
	Victoria Fingilly	Patricia Sutherland	Marilyn Harlin

The next Meeting of this Commission is scheduled for Wednesday, December 3, 2008 at 9:15 a.m. in Room 126

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 Laureen M. Rubino, Real Estate Supervisor and Real Estate Commission Administrator, at (860) 713-6135 or visit www.ct.gov/dcp.

Real Estate Commission Meeting of October 1, 2008

1. MINUTES:

- a. Minutes of Meeting of August 6, 2008 were reviewed. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, Commissioner Vance abstained and the vote carried to approve the Minutes as amended,**

2. CHRO APPLICANTS APPEARING

- a. Carrero Joseph Res. 788554 – **No Show**
- b. Izzo John Reb. 0788114 – **It was moved by Commissioner Ells, Commissioner Kronen 2nd, and the vote carried to approve his sales person application.**
- c. Huang Herman Res. 0788399 - **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to approve his application subject to him providing proof of clean urine report, compliance of probation report, and notification to DCP if change his Broker Sponsor (Misa Huang).**
- d. Jacobs Barry Res. 0787495 – **No Show.**
- e. King Danielle Res. 0788172 - **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to approve her sales person application.**
- f. Thomas Keith Res. 0788438 - **It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the vote carried to approve his sales person application.**
- g. Young Michael Res. 0774258- **No Show.**
- h. Brad Rainey – salespersons applicant. **It was moved by Commissioner Kronen, Commissioner Vance 2nd. Commissioner Kronen withdrew his motion. Commissioner Vance withdrew her 2nd, and the vote carried to withdraw the motion.**
It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the vote carried to table this item until the December’s meeting, and request that Mr. Rainey appear with the following documents:
 - **Probation completion letter from probation officer**
 - **Three letters of recommendations**
 - **A letter from a Sponsoring Broker outlining a program specifically design for the applicant.**

3. TRADE PRACTICE ENFORCEMENT REPORT

- a. Michelle Erling, presented the Trade Practice Metrics Report.

4. LEGISLATIVE PROPOSAL UPDATE

a. Sec. 20-321 & Sec. 20-323 -

b. Sec. 20-314a Approval of instructors
Fees for school registrations & Course approvals

It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to have a letter drafted to DCP Commissioner Jerry Farrell requesting Legal representation from the Attorney Generals office to address numerous matters that appeared on the Real Estate Commission meeting agenda, and a copy forwarded to Alan Ponanski, Assistant Attorney General.

5. REPORT FROM THE CHAIRPERSON

a. The Chairperson had a brief discussion re: an Advisory Committee be formed to investigate changing the Continuing Education content for Commercial licensee.

6. LAPSED REAL ESTATE SALESPERSON/BROKERS

Request for Reinstatement. Lapsed greater than two years Sec: 20-314 (f)

a. Cohen Charles Reb. 0128652 – No Show

b. Delahunty Edward J. Jr. Reb. 168810 appearing – **It was moved by Commissioner Keating, Commissioner Vance 2nd, and the vote carried to allow him to take the Real Estate Broker's exam subject to him completing the six hours of the Real Estate mandatory 2008 continuing education course and 30 hours of Real Estate Principles & Practice courses.**

c. Herlin Marilyn Res. 0307254 \$500.00 civil penalty appearing.

d. Luery Russell Res. 0415888

e. Panicker John Reb. 519988 **It was moved by Commissioner Castonguay, Commissioner Keating 2nd, and the vote carried to approve his reinstatement subject to him taking a 6 hour Appraisal course.**

f. Sutherland Patricia Reb 519988 \$500.00 civil penalty appearing

Chairperson Thompson without objection moved to postponed items 6 c, d, f until legal interpretation is clarified through the legal counsel.

g. **It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to request that legal representation from the Assistant Attorney General's office attend the CREC meetings to assist in legal matters that arise during the meeting.**

7. CONSENT/SETTLEMENT AGREEMENTS

- a. Lori Schragger Res. 0760075. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to accept the agreement.**
- b. 2006 & 2008 C.E. Consent Agreements (see below). **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to accept the Consent agreements below.**
 1. Robert Maneria 24
 2. Leona Ethberg 23
 3. James Desmond 22
 4. Paul Benson 21
 5. Eugene Witherwool 30
 6. Jeffery Ryner 20
 7. Susan Lowenpaul 19
 8. Oren Soberman 18
 9. Frank Stronno 174
 10. Nerva White 15
 11. John Rostenberg 14
 12. R. Blanco Consultant 13
 13. Scott Zacos 12
 14. Mitchell Erder 11
 15. Warren Matthew 10
 16. Tera Tech 9
 17. Guida Golpe 8
 18. George Colley 7
 19. Kevin Ismen 6
 20. Washington Real Estate 5
 21. Jeff Stard 4
 22. Sutton Edward 3
 23. Joseph Divido
 24. Maureen Jacobson 33 b
 25. Benson Commercial 29
 26. Alexander Depas 27
 27. Levin Management 25
 28. Prestige Realty 26
 29. Robin Gregory 31
 30. Bruce Taylor 32
 31. Metropolitan Real Estate Agency 33 a
 32. Agnes Targonski 28

8. APPLICATIONS

- a. Bajaio Albert Broker application. Educational equivalency. **Mark Over 12/3/08**
- b. Greenfield Stuart Res. Attorney applicant. **It was moved by Commissioner Keating, Commissioner Kronen 2nd, and the vote carried to approve his Real Estate salespersons application.**
- c. Lathuras-Wehrle Tommie Reb. 0788262. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to deny her Real Estate Broker's application, however she can take the Salespersons exam.**

9. REQUEST FOR EQUIVALENT CONTINUING EDUCATION CREDIT

- a. Cranmer Lester Res. 0766171 Requests 6hrs elective C.E. **It was moved by Commissioner Ells, Commissioner Kronen 2nd, and the vote carried to approve his request.**

10. REQUEST FOR CONTINUING EDUCATION WAIVER/EXTENSIONS

- a. Rohinsky Irving Reb 0581175 Seeks waiver. **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried that a civil penalty of Three Hundred dollars (\$300.) be paid, and completion of 2008 continuing education requirement by 12/31/08.**
- b. O'Brien Claudia Res 0760832 Seeks extension. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant her an extension until 12/31/08,**

11. NEW BUSINESS

- a. GSA Mileage Reimbursement was reviewed
- b. PSI Real Estate Examination Statistics Summary was reviewed
- c. Credential counts ACTIVE was reviewed
- d. Real Estate C.E. Audit 2008 was reviewed
 - Number of Brokers audited 569
 - Number of Salespersons audited 1189
- e. Blanket course Approval for Attorney Applicants that PSI can approve. **No action taken.**
- f. Home Builders Association of CT. Letter regarding employees. **Home Builders Association of CT appeared to discuss the probability of the CT Real Estate Commission to support their quest to a legislative change. The Commission concluded that DCP and the staff of the Home Builders Association of CT gather data for further review and discuss at the December's meeting.**
- g. Guaranty Fund Report was reviewed.

12. OLD BUSINESS

Letter to William Raveis regarding Target 20 Program was reviewed.

Smeriglio, Bernadette seeks reconsideration of decision of 8/6/08. The decision stands.

13. COMMENTS OR CONCERNS OF ANY PERSON PRESENT

- a. None

14. NEW BUSINESS

- a. None

15. ADJOURNMENT

- a. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to adjourn the meeting at 3:00 p.m.**

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