

**STATE OF CONNECTICUT**  
**DEPARTMENT OF CONSUMER PROTECTION**  
**CONNECTICUT REAL ESTATE COMMISSION**

**June 17, 2009**

**Minutes of Meeting**

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, June 17, 2009 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<sup>rd</sup> District)  
   Joseph B. Castonguay                      (Broker – 2<sup>nd</sup> District)  
   Marilyn Keating, Vice-Chairperson      (Salesperson – 4<sup>th</sup> District)  
   Theodore F. Ells, Esq.                      (Public Member- 3<sup>rd</sup> District)  
   Joseph H. Kronen                              (Public Member – 1<sup>st</sup> District)  
   Morag L. Vance                                (Public Member – 4<sup>th</sup> District)

Commissioners Absent:      James Hoffman                              (Salesperson – 4<sup>th</sup> District)  
   Lana K. Ogrodnik                              (Broker – 5<sup>th</sup> District)

Commission Vacancy:      None

Attorney General's office:

DCP Staff present:              Sallie Pinkney, Commission Secretary      Occ/Pro Licensing Division  
   Laureen Rubino, Real Estate Supervisor      Real Estate Unit  
   Vicky Bullock, Esq.                              Legal Division  
   Robert Nakano, Supervisor                      Trade Practice Division  
   Elizabeth Pickering, Intern                      Real Estate Unit  
   Alex Hornat, Intern                                Real Estate Unit  
   Clifford Garnett, Intern                              Real Estate Unit  
   Patrick Threault, Intern                              Legal Division

Public Present:                  Dennis Ferrari                      Mark Massaro                      Luis Padilla      John Grabarz  
   Lenny Juliano                      Lucia Cinotti                      Adam Mancini  
   Richard Mancini                      Larry Hannafin                      John Morgan

The next Meeting of this Commission is scheduled for Wednesday, September 2, 2009 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](http://www.ct.gov/dcp).

1. **MINUTES:**

- a. The Minutes of Meeting of April 15, 2009 were reviewed. **It was moved by Commissioner Keating, Commissioner Castonguay 2<sup>nd</sup>, and the vote carried to approve the Minutes of Meeting of April 15, 2009 as amended.**

2. **GUARANTY FUND APPLICATION**

- a. Case # 2009-3436: George Constanti vs. Anthony Fiorenzi REB 0758096 **Postponed – 9/2/09**
- b. Case # 2009-4183: Brunilda Perez vs. TAC Realty LLC (Thomas Cimini) REB 0752086. **It was moved by Commissioner Kronen, Commissioner Ells 2<sup>nd</sup>, and the vote carried to approve the Guaranty Fund pay out of Twenty Five Thousand Dollars (\$25,000) to the consumer.**
- c. Case # 2009-529: Diane Michaud vs. Joan Vallee RES 0696561 **Postponed – 9/2/09**  
**It was moved by Commissioner Kronen, Commissioner Ells 2<sup>nd</sup>, and the vote carried to postpone agenda items 2 a & c until September 2, 2009**
- d. The Guaranty Fund Status Report was reviewed.

3. **FORMAL HEARING**

- a. Case# M2009-59 Anthony Pennett- **It was moved by Commissioner Keating, Commissioner Kronen 2<sup>nd</sup>, and the vote carried to revoke his license.**

4. **CONSENT AGREEMENTS**

- a. Case 2006-6353. **It was moved by Commissioner Kronen, Commissioner Vance 2<sup>nd</sup>, Commissioner Ells opposed and the vote carried to accept the consent agreement as presented by DCP.**
- b. Case 2007-7553. **It was moved by Commissioner Ells, Commissioner Vance 2<sup>nd</sup>, and the vote carried to grant probation for one (1) year, and the civil penalty must be paid in full by July 17, 2009. No payment plan will be accepted.**
- c. **Unlicensed Persons**
- i. Temple, Edward – RES 67 6479
- ii. NRT New England Incorporated – Brendan Grady- Designated Sponsoring Broker
- iii. Raposo, Daniel RES 783769
- iv. Christofo Realty Connecticut LLC – Steven Christofo Sponsoring Broker for Daniel Raposo  
**It was moved by Commissioner Vance, Commissioner Keating 2<sup>nd</sup>, and the vote carried to accepted the consent agreements (c; i – iv) as submitted by DCP.**

d. **2008 Continuing Education**

- i. Scott Delemos RES 777453
- ii. Nestor Noriega-Romero RES 772159
- iii. Mark Massaro RES 759415. **It was moved by Commissioner Kronen, Commissioner Castonguay 2<sup>nd</sup>, and the vote carried to allow Mr. Massaro to pay Fifty Dollars a month starting 9/1/2009 until payment is paid in full.**
- iv. Pittarelli Virginia REB 754844
- v. Marie Grillo RES 280593

**It was moved by Commissioner Vance, Commissioner Keating 2<sup>nd</sup>, and the vote carried to add agenda items 4-d, vi & vii to the agenda.**

vi. Mark Joanis

vii. Michelle Sacco

**It was moved by Commissioner Vance, Commissioner Castonguay 2<sup>nd</sup>, and the vote carried to accept the Consent Agreements as submitted by DCP. (Agenda items d, i – vii except iii)**

e. **Reconsideration**

- i. Case # 2007 – 2467. **It was moved by Commissioner Ells, Commissioner Vance 2<sup>nd</sup>, and the vote carried to accept the consent agreement as presented by DCP subject to a quarterly report of all real estate transactions & his real estate files are monitored for one year.**

5. **CHRO APPLICANT APPEARING**

- a. Edgardo Nunez – Case 2009-3314 postponed until 9/2/09
- b. Heather – Case 2009-3872 postponed until 9/2/09
- c. Jeffrey Kershner – Case 2009-3871 postponed until 9/2/09
- d. Luis Padilla – Case 2009-3942 – **It was moved by Commissioner Kronen, Commissioner Vance 2<sup>nd</sup>, Commissioner Castonguay recused, and the vote carried to approve Luis Padilla's Real Estate salesperson application.**
- e. Dennis Ferrari – Case 2009-303 postponed until 9/2/09
- f. Lisa Nadeau Case 2009-4225 postponed until 9/2/09

6. **EDUCATION COURSES –**

**Blanket Approval and Number of Hours for Continuing Education**

- a. Principles/Practices 60 hours = 6 hours of CE
- b. Principles/Practices 30 hours = 3 hours of CE
- c. Real Estate Law 30 hours = 3 hours of CE
- d. Appraisal Principles 30 hours = 3 hours of CE
- e. Appraisal Procedures 30 hours = 3 hours of CE
- f. USPAP 7 hours = 3 hours of CE
- g. USPAP 15 hours = 3 hours of CE
- h. Mandatory Appraisal Law Update (both Real Estate & Appraisal) = 3 hours of CE
- i. Ethics on-line **excluded**
- j. GRI I 30 hours = 3 hours of CE
- k. GRI II 30 hours = 3 hours of CE
- l. GRI III 30 hours = 3 hours of CE
- m. Real Estate Finance 30 hours = 3 hours of CE

**It was moved by Commissioner Vance, Commissioner Keating 2<sup>nd</sup>, and the vote carried to approve the Blanket Course Credit for course presented in agenda item 6 a – m with the exception of 6 i.**

7. **BROKER PRICE OPINIONS**

- a. Discussion – Elizabeth Pickering, Real Estate Intern mailed Cease & Desist letters to persons that were advertising themselves as BPO providers and were not licensed or certified appraisers. The Commission Members would like DCP to continue to educate brokers/salespersons in this area. She presented the members with a BPO Booklet regarding regulation.

8. **NEW BUSINESS**

- a. Reciprocity Agreement with New York was reviewed – No Action Taken
- b. Mary Claire – Attorney Applicant. **It was moved by Commissioner Vance, Commissioner Keating 2<sup>nd</sup>, and the vote carried to approve Mary Claire’s application. She must take the state portion of the exam.**
- c. Iris Sanchez-Capellan – Seeking a waiver of having to wait one year to sit for the general portion of the salesperson exam which she has take four times. **It was moved by Commissioner Castonguay, Commissioner Keating 2<sup>nd</sup>, and the vote carried to allow Iris Sanchez-Capellan to take an additional exam. It must be taken by 10/31/09**

- d. Robert Nasso – Salesperson Applicant seeking 60 hours of Principles and Practices equivalency for 60 hours of Real Estate education taken in Pennsylvania. **It was moved by Commissioner Keating, Commissioner Vance 2<sup>nd</sup>, and the vote carried to approve Robert Nasso’s education equivalency.**
- e. **It was moved by Commissioner Castonguay, Commissioner Ells 2<sup>nd</sup>, and the vote carried to add Donna Johnson to the agenda.** Ms. Johnson is seeking a Brokers license due to equivalency experience. **It was moved by Commissioner Ells, Commissioner Castonguay 2<sup>nd</sup>, and the vote carried to approve Donna Johnson to take the Brokers exam.**

**9. OLD BUSINESS**

- a. Lucia Cinotti – RES 0121351 – “requesting a broker’s license or allow her to take the test starting at the point where the proctor requested her to turn off the computer.” **It was moved by Commissioner Kronen, Commissioner Keating 2<sup>nd</sup>, and the vote carried to deny her request. Ms. Cinotti was informed that the CREC does not have jurisdiction over PSI.**
- b. John Grabarz – Providing updated information regarding revocation of REB license. **It was moved by Commissioner Kronen, Commissioner Keating 2<sup>nd</sup>, and the vote carried to postpone agenda item 9 b until September 2, 2009 or at a meeting there after.**
- c. **Exam Statistics were reviewed.**
- d. **Credential Count for Brokers & Salespersons was reviewed.**

**10. COMMENT AND CONCERNS OF ANY PERSON PRESENT**

- a. Adam Mancini – Broker licensee lapsed in 2006 seeking reinstatement without retesting. **It was moved by Commissioner Ells, Commissioner Kronen 2<sup>nd</sup>, and the vote carried to deny his request, and allow Mr. Mancini to take the Broker’s exam. The education can be waived due to proof of continuing education.**
- b. Commissioner Marilyn Keating stated that she was concerned about the number of Commercial Real Estate transactions that are taking place without a licensed person. Commissioner Keating would like to have an audit completed by DCP to disclose person engaging without a license.
- c. Laureen stated that a meeting was held recently with representatives of the Commercial Real Estate community to discuss Commercial Real Estate and how it differs from Residential Real Estate.
- d. Commissioner Keating stressed concern re: courses that teach pricing in the real estate business, and are offering continuing education credit for those courses..

**11. ADJOURNMENT**

- a. **It was moved by Commissioner Keating, Commissioner Castonguay 2<sup>nd</sup>, and the vote carried to adjourn the meeting at 1:15 p.m.**

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