

**STATE OF CONNECTICUT  
CONNECTICUT REAL ESTATE COMMISSION  
Minutes of Meeting  
August 3, 2016**

The Connecticut Real Estate Commission convened on Wednesday, August 3, 2016 at 9:15 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Joseph B. Castonguay, Acting Chairman (Broker – 2<sup>nd</sup> District)  
Lana K. Ogrodnik (Broker – 5<sup>th</sup> District)  
Amy Bergquist (Broker – 1<sup>st</sup> District)  
Morag L. Vance (Public Member – 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)

Commissioners Absent: Linda C. Burnham (Salesperson – 2<sup>nd</sup> District)

Commission Vacancy: Salesperson (1)

Attorney General's Office: None

DCP Staff Present: Jerry Padula  
William Zenga  
Robin Washbond  
Linda Robitaille

Public Present: Lucy Michaud  
Rodney Waters  
Shawn Aldridge  
Beth Mecteau

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Vance, Commissioner Ells 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the June 1, 2016 Connecticut Real Estate Commission meeting.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

None

## **MOTION FOR RECONSIDERATION**

### **Shawn Aldridge - 2015-57**

It was moved by Commissioner Vance, Commissioner Ogradnik 2<sup>nd</sup>, and the motion carried to deny the request for a broker license, but allow Mr. Aldridge to apply for a Salesperson license, and that he must appear before the Commission with his sponsoring broker at the October 5, 2016 meeting for review and consideration of the salesperson application. Commissioner Bergquist recused herself from this matter.

## **REQUEST FOR WAIVER**

### **Patricia Groves – Real Estate Attorney applicant seeking waiver of Salesperson licensing examination**

Ms. Groves did not appear today; therefore the Commission took no action.

## **NEW BUSINESS**

### **Legal Compliance Course – Presented by Lucy Michaud**

Attorney Lucy Michaud, Law Professor at the UConn Center for Real Estate, appeared before the Commission to answer questions concerning the Legal Compliance Course which she has submitted to the Commission for approval.

Attorney Michaud provided a brief overview of the course and noted that CGS Sec. 20-312(c) as it refers to Legal Entity Licensing should be corrected by changing the word 'General Partnership' to 'Limited Liability Partnership'. Attorney Michaud also added that upon approval, this course will be presented at the Instructor's Seminar in September. Additionally, Attorney Michaud is working on creating a Broker Course and will present a sample at the seminar. The Commission commented that a disclosure should be added to the Legal Compliance Course to make it proprietary to UConn if instructors use the course as is.

It was moved by Commissioner Ells, Commissioner Vance 2<sup>nd</sup>, and the motion carried unanimously to approve the Legal Compliance Course as presented, in its entirety.

It was moved by Commissioner Vance, Commissioner Ogradnik 2<sup>nd</sup>, and the motion carried unanimously to add Rodney Waters to the agenda as New Business.

**Rodney Waters – Broker applicant requesting approval of two online Appraisal courses in lieu of classroom pre-licensing courses.**

Mr. Waters appeared before the Commission today and stated that the DCP website did not adequately differentiate Real Estate approved courses from Appraisal approved Courses and that the 'classroom' requirement was not clearly posted on the website.

It was moved by Commissioner Vance to approve the two online Appraisal courses. Commissioner Bergquist seconded the motion. Commissioners Ells, Castonguay, Ogradnik, Kronen and Vance opposed. The motion failed. The Commission advised Mr. Waters that he may reappear before the Commission with back-up documentation to present for reconsideration.

**COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

Commissioner Ells commented on the Supreme Court case, *North Carolina State Board of Dental Examiners v. Federal Trade Commission* and asked how it might affect this Commission.

Acting Chairman Castonguay briefly discussed this matter and stated that he has communicated with DCP Commissioner Harris concerning this issue and that the Real Estate Commission would not be impacted.

**ADJOURNMENT**

Acting Chairman Castonguay adjourned the meeting at 11:15 a.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](http://www.ct.gov/dcp)  
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The next meeting of this Commission is scheduled for Wednesday, October 5, 2016 at 9:15 am in Room 126