

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE COMMISSION
Minutes of Meeting
February 1, 2017**

The Connecticut Real Estate Commission convened on Wednesday, February 1, 2017 at 9:30 a.m. in Hearing Room J, 450 Columbus Boulevard, Hartford, CT 06103

Commissioners Present: Joseph B. Castonguay, Acting Chairman (Broker – 2nd District)
Lana K. Ogrodnik (Broker – 5th District)
Amy Bergquist (Broker – 1st District)
Linda C. Burnham (Salesperson – 2nd District)
Morag L. Vance (Public Member – 4th District)
Theodore F. Ells, Esq. (Public Member- 3rd District)

Commissioners Absent: None

Commission Vacancy: Salesperson (1)
Public Member (1)

Attorney General's Office: None

DCP Staff Present: Kelly Harvey William Zenga
Richard Maloney Vicky Bullock
Robin Washbond

Public Present: Joseph Ganim Nick Khamarji
Cindy Butts Lucy Michaud
Elliot Kaiman Chris George
John Morgan

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Vance, Commissioner Ells 2nd, and the motion carried unanimously to approve the minutes of the October 5, 2016 Connecticut Real Estate Commission meeting.

The Commission and staff observed a moment of silence to honor the late Commissioner Joseph Kronen, who passed away on November 10, 2016.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

HEARING

Joseph P. Ganim – Real Estate Salesperson Application. Suitability of Applicant

Mr. Ganim appeared before the Commission with his sponsoring broker, Nick Khamarji. It was moved by Commissioner Vance, Commissioner Ells 2nd, and the motion carried to allow Mr. Ganim to sit for the Salesperson exam; and that Attorney Bullock will send a training manual to the sponsoring broker which calls for a report to be returned to the Department after one year; and that the Commission must be notified if there is a change in sponsoring broker. The Commission further added that Mr. Ganim must reappear before the Commission when applying for his Broker License. Commissioner Burnham opposed.

REAL ESTATE GUARANTY FUND APPLICATION

Kathleen Roehrich vs Renee Licari

It was moved by Commissioner Ells, Commissioner Bergquist 2nd, and the motion carried to approve the Guaranty Fund application of Kathleen Roehrich and authorize payment to her in the amount of \$3,626.06. Commissioner Ogrodnik abstained.

REQUEST FOR RECONSIDERATION

Rodney Waters - The Department requests reconsideration and approval of two 30- hour online appraisal courses for broker applicant, Rodney Waters.

It was moved by Commissioner Burnham, Commissioner Bergquist 2nd, and the motion carried unanimously to reconsider and approve two 30-hour online appraisal courses for applicant Rodney Waters.

It was moved by Commissioner Burnham, Commissioner Ells 2nd, and the motion carried unanimously to add Elliot Kaiman to the agenda under New Business.

NEW BUSINESS

1. Attorney Elliot Kaiman - Broker Applicant

It was moved by Commissioner Ells, Commissioner Bergquist 2nd, and the motion carried to waive the 60-hour P&P Course (applicant's law degree was reviewed and approved for equivalency credit during his application for salesperson's license), 15-hour Legal Compliance, 15-Hour Broker P&P and two 15-hour elective courses and that Attorney Kaiman is required to sit for the licensing exam. Commissioner Ogrodnik opposed.

2. Clarification for an Attorney applying to become a Salesperson or Broker:

Recommendations from the Department that an applicant with a law degree receive equivalency credit for:

- The 60-hour Principles and Practices for a salesperson. The salesperson applicant possessing the law degree will still have to take and pass the exam.
- The 15-hour Principles and Practices for brokers and the 15-hour broker Legal Compliance. Also, determine as equivalent the two 15-hour electives or 30-hour elective. The broker applicant possessing the law degree will still have to take and pass the exam.

No action was taken by the Commission on this matter.

DISCUSSION

Allowing schools to offer Principles and Practices online

The Commission discussed the possibility of allowing Principles and Practices of Real Estate pre-licensing course to be allowed as an on-line course. Pros and cons were discussed.

Real Estate Property Disclosure Form

Discussion took place regarding updating the Residential Property Condition Disclosure Form. Richard Maloney, DCP Director of Trade Practices informed the Commission that the Department is working on updating the current form.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURNMENT

Acting Chairman Castonguay adjourned the meeting at 12:03 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, June 7, 2017 at 9:15 a.m., in Hearing Room J, 450 Columbus Blvd, Hartford, CT 06103