

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION

Minutes of Meeting

April 2, 2008

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, April 2, 2008 At 9:15 a.m. in Room 117 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

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

Commissioners Absent: Theodore F. Ells, Esq (Public Member- 3rd District)

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, Esq Legal Division
 James McCann, Esq Legal Division

Public Present: Mary Broder Larry Hanifin Elaine Winslow
 Joseph Russo Antonio Lucas Keith Cavaghan

The next Meeting of this Commission is scheduled for Wednesday, June 4, 2008 at 9:15 a.m. in Room 117

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.

1. **MINUTES:**

- a. The Minutes of the Meeting of March 10, 2008 was reviewed and amended. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to approve the minutes as amended.**

2. **2006 CONTINUING EDUCATION AUDIT HEARINGS:**

- a. Allen Todd C. Res. 075527, Docket No. 2007-575- **In Compliance**
- b. Barreau Evelyn Res. 0770798, Docket No. 2007-664 - **Surrendered License**
- c. Broder Mary E. Res. 0766262, Docket No. 2007-694- **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to withdraw the continuing education complaint for Mary E. Broder.**
- d. Lerario Robert A. Res. 0764430, Docket No. 2007-1066. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to accept the continuing education complaint of Robert A. Lerario.**
- e. Roth Aaron T. Res. 0770223, Docket No: 2007-659. **It was moved by Commissioner Vance, Commissioner Kronen 2nd, and the vote carried to accept the continuing education complaint of Aaron T. Roth.**
- f. Thomas John E. Res. 0765786, Docket No: 2007-637. **It was moved by Commissioner Vance. Commissioner Kronen 2nd, and the vote carried to accept the continuing education complaint of John E. Thomas**
- g. Wilder Richman Mgmt Corp: Reb. 0755236, Docket No: 2007-489. **Deferred to June 4, 2008**
- h. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to add the continuing education complaint of Elaine Winslow Res 07339667 to the agenda.**

It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to grant a proposed settlement to allow Elaine Winslow to complete her 2006 continuing education courses by May 31, 2008, complete her 2008 continuing education credit courses by December 31, 2008, and pay a civil penalty of Six Hundred Dollars (\$600.) before her license can be restored.

- i. Villa Moran Res. 0768379 Docket No: 2008-249 consent agreement. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to accept the consent agreement of Villa Moran.**
- j. **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to add the continuing education complaint of John Rizza Res. 0765147 to the agenda.**

It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to accept the continuing education compliant agreement for John Rizza.

3. **GUARANTY FUND:**

- a. The Guaranty Fund Monthly report was reviewed.

4. **APPEARING BEFORE THE COMMISSION**

- a. Joseph Russo CHRO seeking reinstatement of REB 755027. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to defer until to June, 2008. It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the vote carried to obtain information from court re: his probation.**
- b. Keith Cavaghan CHRO applicant for initial salesperson license. **It was moved by Commissioner Kronen to approve his application, Commissioner Vance 2nd, Commissioners Hoffman, Keating and Castonguay opposed, and the vote failed. His application is denied.**

5. **EDUCATION**

- a. D.W. Owens Request for waiver of C.E. for 2008 based on medical hardship Reb. 0751671. **Deferred to 6/4/08.**
- b. Tonge Douglas R. Seeking 6 elective credits for 2008 C.E. for course titled Real Estate Medley. Reb. 751866. **It was moved by Commissioner Ogrodnik, Commissioner Keating 2nd, and the vote carried to grant him 6 hours of continuing education credit for 2008.**
- c. Gustin Joseph J. Seeking Requesting an extension to complete 6 elective hours of C.E. Based on medical hardship. Emergency surgery in Florida. Advised by M.D. not to travel before May 12, 2008. Has completed mandatory 6 hours. Reb: 0751460. **It was moved by Commissioner Ogrodnik, Commissioner Keating 2nd, and the vote carried to grant him a six month extension to complete his continuing education credit for 2008.**
- d. Gustin Dolores Requesting an extension to complete 6 elective hours of C.E. for 2008 renewal. Currently in Florida with her husband who had emergency surgery in Florida and he was advised not to travel before May 12, 2008. Has completed 6 mandatory hours of C.E. for 2008. **It was moved by Commissioner Ogrodnik, Commissioner Keating 2nd, and the vote carried to grant her a six month extension to complete her continuing education credit for 2008.**
- e. Burbank Richard Reb. 0087553. Requesting an extension to complete 2008 C.E. He has paid 2008 renewal and license is currently active. **It was moved by Commissioner Ogrodnik, Commissioner Keating 2nd, and the vote carried to grant him and extension until 5/31/08.**
- f. Zacharski Janifer Reb. 0756324 Requesting wavier of 2008 C.E. Instructor Principles and Practices . **It was moved by Commissioner Keating, Commissioner Castonguay 2nd, and the vote carried to grant her 12 hours of continuing education equivalency for 2008.**
- g. Vaznelis Mary Ellen Res. 0699363 Seeking medical hardship waiver for 2008 C.E.. **It was moved by Commissioner Keating, Commissioner Ogrodnik 2nd, and the vote carried to defer her request until further information is presented.**

- h. Covino Albert N. Reb. 0756614 Seeking waiver of 2008 C.E. based on medical hardship. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant a continuing education waiver due to medical hardship.**
- i. Perrelli, Frank Letter from Attorney Leonard Reizfeld on behalf of his client Frank Perrelli requesting waiver Frank and request for waiver of 2008 C. E. **Resolved**
- j. Longo Nicholas Res. 0759942 Seeking educational equivalency for 2008 elective C.E. for a course titled Managing Multiple Properties taken with Fred Pryor Seminars. **It was moved by Commissioner Ogrodnik, Commissioner Keating 2nd, and the vote carried to defer his request until further information is presented.**
- k. Nermin Duric Res, 0778007 Seeking 6 hours of elective C.E. credit for 2008. **It was moved by Commissioner Ogrodnik, Commissioner Keating 2nd, and the vote carried to grant 30 hours of elective credit from the Business Management course to allow the applicant to sit for the Broker's exam.**

6. NEW BUSINESS

It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to add item a under New Business to the agenda

a. ITEMS TO BE VOTED ON TO THE AGENDA FOR THE REAL ESTATE COMMISSION MEETING OF APRIL 2, 2008

- 1. Broker application of Alexis Aaron-Albanese. Application was presented on March 10, 2008. Ms. Albanese was advised to apply as a salesperson. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to deny her request.**
- 2. Letter from Ms. Albanese requesting it be presented to the Real Estate Commission along with her application.
- 3. Mitzi R. Knishkowsky. Seeking an extension of time in which to complete C.E. for her 2008 renewal of Reb. 0368305. She is in Florida caring for her husband and has developed some health issues of her own. On return to CT. she will complete her 2008 C.E. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to grant her an extension until 8/31/08.**
- 4. Donna Otlowski Seeking 6 hours of elective C.E. credit for Res. 751569 for two 30 hours courses taken at the UCONN Assessor's School during the R.E. C.E. cycle. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, and the vote carried to grant her 6 hours of elective credit towards continuing education credit.**
- 5. Joan A. Lindstrom Seeking an extension until April 16, 2008 to complete a 3 hour elective class. Has completed 6 mandatory hours and 3 elective. Caretaker for her 97 year old father. Attempted to register for a GHAR class in March however enrollment was full. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant her an extension until 4/16/08.**
- 6. James Campbell Attorney applicant for a broker license. **It was moved by Commissioner Castonguay, Commissioner Vance 2nd, and the vote carried to approve his application.**

7. Harry Costas. Reb 0136664 Seeking waiver of 12 hours of C.E. for 2008. Medical hardship based on fall down a flight of stairs. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant him a waiver of 12 hours of continuing education credit towards his 2008 renewal cycle.**
8. Letter from Jeffrey Dow of Dow Realty Co. New Haven. His father Robert Dow was recently died unexpectedly. Jeffrey is seeking a broker's license and expects to be able to sit for the exam in early summer of 2008. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to allow the executor to act as the designated Broker, until Jeffrey Dow pass the Broker's exam.**
9. Peter Pappas Seeking an extension to complete 2008 C.E. due to medical hardship. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to grant him an extension until 12/31/08 to complete his 2008 continuing education course.**
10. William Raymond Seeking waiver of 2008 C.E. based on medical hardship. Reb 0563570. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to grant him a continuing education waiver due to medical hardship.**
11. Bhavik Modi Seeking 2008 C.E. equavilency credit for Finance 330 course taken at UCONN. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant 6 hours of elective credit toward the 2008 continuing education renewal cycle.**
12. Mary Jean Vining (Sweeney) Reb. 0702865 Letter from Peter Haffer, MD. Requesting an extension for Mary Jean Vining to complete her 2008 continuing education.. **It was moved by Commissioner Ogrodnik, Commissioner Kronen 2nd, and the vote carried to grant an extension until 4/30/08 to complete the 2008 continuing education courses.**
13. Letter from June Kimball Reb 0751966 seeking a waiver of 2008 C.E. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to grant him a waiver of his continuing education credit towards his 2008 renewal.**
14. Letter from Joel Garsten, M.D. seeking waiver of C.E. for his patient Jean Cote Reb 0157252. **It was moved by Commissioner Kronen, Commissioner Hoffman 2nd, and the vote carried to waive his continuing education credit toward his 2008 renewal.**
15. James Hoffman – CE waiver for 2008 **It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the vote carried to grant him a continuing education waiver towards his 2008 renewal. Commissioners Hoffman, Ogrodnik, Keating, & Castonguay, and Chairperson Thompson abstained.**

7. Mandatory Continuing education for the 2010 license renewal

- a. Chairperson Thompson reported that The 2010 Mandatory Continuing Education. The Mandatory curriculum will be titled
 - i. **Current Issues in Real Estate I 2010.**with the content focusing on Agency Working with a buyer; Fiduciary Duties & Buyers Representation; and Fiduciary Duties & Dual Agency.
 - ii. **Current Issues in Real Issues in Real Estate II 2010** with the content focusing on an Overview of Basic Misrepresentation: RESPA; and Legislative in Court Case Update.

It was moved by Commissioner Castonguay, Commissioner Kronen 2nd, and the vote carried to accept the topic of the Mandatory Real Estate Courses for 2010.

8. Consent Agreement:

- a. Home and Hearth Realty, LLC- Millie Legenhausen, designated broker Unlicensed Legal Entity
- b. Classic Realty of New Haven LLC- Susanne Avigdor, designated broker

It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to approve the above Consent Agreements (8: a & b).

9. Applications:

- c. Moore Megan Alexandra. Initial application for CT. Real Estate Salesperson. Seeking 60 hours of prelicensing equivalency for a 54 hour real estate course taken in Indiana at RECP, The Real Estate Certification Program. **It was moved by Commissioner Kronen, Commissioner Ogrodnik 2nd, and the vote carried to approve her application, providing she takes the 6 hour CT Real Estate mandatory continuing education course.**

10. ADJOURNMENT

- a. **It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the vote carried to adjourn the meeting at 12:45 p.m.**

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