

DRAFT
STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE COMMISSION
Minutes of Meeting
November 6, 2019

The Connecticut Real Estate Commission convened on Wednesday, November 6, 2019 at 10:00 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: Peter L. Gray (Salesperson – 4th District)

Commission Vacancy: Public Member (1)

Attorney General's Office: Assistant Attorney General Alan Ponanski

DCP Staff Present: Arunan Arulampalam, Deputy Commissioner
Paulette Annon, Staff Attorney
Cynthia Fernandez, Staff Attorney
Kelly Harvey, Real Estate Examiner
Robin Washbond, Board Secretary

Public Present: Fatima Silva
Lisa Nussbaum

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Ogrodnik, Commissioner Burnham 2nd, and the motion carried to approve the minutes of the July 19, 2019 Connecticut Real Estate Commission meeting. Commissioner Ells abstained.

It was moved by Commissioner Ogrodnik, Commissioner Bergquist 2nd, and the motion carried to approve the minutes of the August 7, 2019 Connecticut Real Estate Commission meeting. Commissioner Burnham abstained.

NEW BUSINESS

Addition to the agenda:

2020 CT Real Estate Commission Meetings

February 5, 2020, May 6, 2020, August 5, 2020, November 4, 2020

*Additional meetings will be scheduled as needed for formal administrative hearings.

The Commission reviewed the 2020 meeting dates.

FORMAL HEARING

Acting Chairman Castonguay convened the Formal Hearing at 10:10 AM

Docket #2018-158

Formal Hearing in the Matter of Silva's Realty & Property Center, LLC/REB.0758597

Respondent: Fatima Silva, Designated Broker

DCP Legal Counsel: Cynthia Fernandez, Staff Attorney

Fatima Silva appeared before the Commission today with Real Estate Salesperson Lisa Nussbaum.

The Commission reviewed the exhibits presented by Attorney Fernandez and heard testimony from DCP Real Estate Examiner Kelly Harvey, DCP Attorney Paulette Annon, Respondent Fatima Silva, and Lisa Nussbaum.

It was moved by Commissioner Burnham, Commissioner Vance 2nd, and the motion carried to place the Broker license of Silva's Realty & Property Center, LLC/REB.0758597 on probation for a period of one year, subject to receiving no further complaints, and that the respondent must submit quarterly progress reports to the Department, and she must complete the 15-Hour Real Estate Brokerage Principles & Practices course, and the 15-Hour course in Broker Legal Compliance; and reappear before the Commission in one year for review of compliance and business practices. Additionally, the Respondent must also pay a civil penalty of two thousand (\$2,000) dollars for violation of Connecticut General Statutes Section 20-320(11),(13) and a civil penalty of one thousand (\$1,000) dollars for the willful violation of any provision of Connecticut General Statutes Section 20-324k(e), to be paid within 30 days of the approved Order. Failure to pay within 30 days of the approved Order will result in the one-year revocation of the Broker license of Silva's Realty & Property Center, LLC/REB.0758597. Commissioner Bergquist opposed.

Hearing (Docket #2018-158) concluded at 12:00 PM

Commissioner Ogradnik departed the meeting at 12:10 PM

Acting Chairman Castonguay convened the Formal Hearing at 12:22 PM

Docket #2018-185

Formal Hearing in the Matter of Silva's Realty & Property Center, LLC/REB.0758597

Respondent: Fatima Silva, Designated Broker

DCP Legal Counsel: Cynthia Fernandez, Staff Attorney

The Commission reviewed the exhibits presented by Attorney Fernandez and heard testimony from DCP Real Estate Examiner Kelly Harvey, Respondent Fatima Silva, and Lisa Nussbaum.

It was moved by Commissioner Burnham, Commissioner Vance 2nd, and the motion carried unanimously to revoke the Broker license of Silva's Realty & Property Center, LLC/REB.0758597, and the individual broker license of Fatima Silva, REB.0750565, and impose a civil penalty of two thousand (\$2,000) dollars pursuant to Connecticut General Statutes Section 20-320(11),(13) and a civil penalty of one thousand (\$1,000) for the willful violation of any provision of Connecticut General Statutes Section 20-324k(e).

Hearing (Docket #2018-185) concluded at 1:22 PM

Acting Chairman Castonguay convened the Formal Hearing at 1:24 PM

Docket #2018-34

Formal Hearing in the Matter of Silva's Realty & Property Center, LLC/REB.0758597

Respondent: Fatima Silva, Designated Broker

DCP Legal Counsel: Cynthia Fernandez, Staff Attorney

The Commission reviewed the exhibits presented by Attorney Fernandez and heard testimony from DCP Real Estate Examiner Kelly Harvey and Respondent Fatima Silva.

It was moved by Commissioner Ells, Commissioner Vance 2nd, and the motion carried unanimously to dismiss the complaint.

Hearing (Docket #2018-34) concluded at 2:00 PM

ADJOURNMENT

It was moved by Commissioner Ells, Commissioner Burnham 2nd, and the motion carried unanimously to adjourn the meeting at 2:05 PM.

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, Richard M. Hurlburt, Director.

For information, visit the Agency Website: www.ct.gov/dcp

Division E-Mail: DCP.OccupationalProfessional@ct.gov

The next meeting of this Commission is scheduled for Thursday, December 5, 2019 at 10:00 a.m., in Hearing Room E 450 Columbus Blvd, Hartford, CT 06103