

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION

Minutes of Meeting

January 21, 2009

The Connecticut Real Estate Commission convened for a Meeting on Wednesday, January 21, 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 – 3rd District)
 Joseph B. Castonguay, (Broker – 2nd District)
 Lana K. Ogrodnik (Broker – 5th District)
 Marilyn Keating, Vice-Chairperson (Salesperson – 4th District)
 Theodore F. Ells, Esq. (Public Member- 3rd District)
 Joseph H. Kronen (Public Member – 1st District)
 Morag L. Vance (Public Member – 4th District)

Commissioners Absent: James Hoffman (Salesperson – 4th District)

Commission Vacancy: None

Attorney General's office: Alan Ponanski, Assistant Attorney General

DCP Staff present: Sallie Pinkney, Commission Secretary Occ/Pro Licensing Division
 Laureen Rubino, Real Estate Supervisor Real Estate Unit
 Jerry Padula, Esq. Legal Division
 France Lee, Paralegal Legal Division
 Anthony Santoro, Esq. Legal Division
 Michele Erling, Real Estate Examiner Trade Practice Division

Public Present: Larry Hannafin Michael Riccio Peter Fay
 T. Strauss John R. Morgan

The next Meeting of this Commission is scheduled for Wednesday, April 15, 2009 at 9:30 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.

1. **MINUTES:**

- a. The Minutes of Meeting of December 3, 2008 was reviewed. **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to approve the Minutes of Meeting of 12/3/08 as amended.**

2. **COMPLAINTS**

- a. Docket No. 08-42. **Attorney Jerry Padula of the Department of Consumer Protection and Attorney Peter Fay counsel for Licensee presented information relevant to Docket No. 08-42. The Commission Members will review all files and documents and rendered a Final Decision Order at a later date.**

b. **SETTLEMENT AGREEMENTS – 2008 Continuing Education Audit**

1. EDWARD BRIGHINDI - Salesperson
2. ADRIANA BURGOS - Salesperson
3. LESTER CRANMER - Salesperson
4. SUSAN CASEY - Salesperson
5. KRISTIN DEMARCO-PANCAVAGE - Salesperson
6. PAM ENGINGRO - Salesperson
7. MARIA S. FOSS-RAND - Salesperson
8. OLEK GOLINOWSKI - Salesperson
9. THEODORE HADDAD - Salesperson
10. KENNETH HUNT - Salesperson
11. MARK HYMAN - Salesperson
12. BENJAMIN JENZER - Salesperson
13. LORI KROH - Salesperson
14. GLENN MANIGAULT - Salesperson
15. BRIAN MCGRATH - Salesperson
16. PATRICIA MCSORLEY - Salesperson
17. DANIEL MERRIGAN - Salesperson
18. JOHN MORTON - Salesperson
19. STELLA NEVES-ELBAUM - Salesperson
20. ROBERT NICHOLAS - Salesperson
21. DAVID U. PAGE III - Salesperson
22. DOUGLAS PIPPITT - Salesperson
23. DAWN PUCHALA - Salesperson
24. FREDERICK ROSS - Salesperson
25. SHERRY SCALA - Salesperson
26. JACK TINE - Salesperson
27. RAUL VILLACIS - Salesperson
28. SCOTT VOLPE - Salesperson
29. JONI ZARKA – Salesperson
30. MICHELE ALBANO - Salesperson
31. HENRY BEEBE - Salesperson
32. PAUL CRANICK – Salesperson
33. Donald Nicoletti – Salesperson

It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to accept the Consent Agreements (agenda item 2b, 1-33) as submitted by The Department of Consumer Protection.

c. SETTLEMENT AGREEMENTS - With Payment Schedules 2008 CE Audit

1. MARIE GRILLO - Salesperson
2. SHANTE HANKS - Salesperson
3. JACQUELINE HORNISH - Salesperson
4. NESTER NORIEGA-ROMERO - Salesperson
5. LISA ANN OUELLETTE - Salesperson
6. CYNTHIA RODRIGUEZ - Salesperson
7. MONICA SACKANDY - Salesperson
8. SABRINA WENTWORTH – Salesperson

It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to accept the Settlement Agreements (agenda item c, 1-8) as submitted by The Department of Consumer Protection.

a. Request For Waiver of \$300.00 Civil Penalty – 2008 CE

- i. JOHN W. LAWSON – Salesperson. **It was moved by Commissioner Ells, Commissioner Kronen 2nd, and the vote carried to deny his request, and he must pay the Civil Penalty.**
- ii. JOHN P. BRIODY – Salesperson. **It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the vote carried to deny his request, and he must pay the Civil Penalty.**

b. Unlicensed Legal Entity – Consent Agreement

- iii. WEST SHORE PROPERTIES LLC - Lawrence J. Esposito, Designee. **It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to accept the Consent Agreement as submitted by The Department of Consumer Protection.**

3. GUARANTY FUND

- a. Guaranty Fund Status Report was reviewed

4. APPREARING BEFORE THEE COMMISSION

- a. Michael Riccio requested a waiver of pre-licensing education for a salesperson license. **It was moved by Commissioner Kronen, Commissioner Castonguay 2nd, Commissioner Ogrodnik recused, and the vote carried to deny his request due to lack of education.**
- b. Richard Higgins, Broker of The Higgins Group allowing unlicensed salespersons to engage. **Marked over until March, 2009**

5. **APPLICATIONS**

- a. Eric Santini requested 60 hours of equivalency for Principles and Practices for a University of Connecticut Graduate course Finance 5630 Real Estate Personal Investment Perspective. **It was moved by Commissioner Ells, Commissioner Ogrodnik 2nd, and the vote carried to deny his request due to lack of course content (does not meet the equivalent Principal/Practice requirement).**

6. **REQUEST FOR EQUIVALENT CONTINUING EDUCATION CREDIT**

- a. John Harkins - requested 6 hours of elective credit for Appraisal Institute courses. A 7 hour USPAP course taken at the Appraisal Institute. Mandatory Appraisal Law Update, 3 hrs; Appraising Historic Homes, 3hrs; and What I have Been Telling Bankers About Appraisals. **It was moved by Commissioner Vance, Commissioner Keating 2nd, and the vote carried to grant him 6 hours of continuing education elective credit for the Mandatory Appraisal Law Update course, and Appraising Historic Homes course.**

7. **REQUEST FOR MEDICAL HARDSHIP/extension to complete 2008 CE**

- a. Gary Fallon – Salesperson requesting extension to complete 2008 CE
b. Don Flynn – Salesperson requesting extension to complete 2008 CE
c. Kevan Moragne – Salesperson requesting extension to complete 2008 CE

It was moved by Commissioner Ogrodnik, Commissioner Castonguay 2nd, and the vote carried to grant the salesperson licensee (agenda item 7, a-c) an extension to complete 2008 continuing education by January 31, 2009.

8. **EDUCATION**

- a. Continuing Education C.E. Audit Hearing
- i. George A. Cook Jr. **It was moved by Commissioner Keating, Commissioner Castonguay 2nd, and the vote carried to suspend his license until he meet the 2008 continuing education requirement, and pay a Three Hundred Dollar (\$300.00) civil penalty.**
 - ii. Elliott S. Otto - **in compliance, no action required**
 - iii. Albert V. Blois – **marked over, date to be determined**
 - iv. Kenneth Pellegrino – **marked over, date to be determined**

9. **NEW BUSINESS**

- a. Vanessa Ferro Seeking waiver of having to wait one year to sit for general portion of salesperson exam which she has taken 4 times. **It was moved by Commissioner Keating, Commissioner Kronen 2nd, and the vote carried to grant her the opportunity to take the exam 1 additional time by 2/21/09.**

- b. Consent Agreement - Duncan Campbell. **It was moved by Commissioner Keating, Commissioner Ogrodnik 2nd, and the vote carried to accept the Consent Agreement as submitted by The Department of Consumer Protection.**

10. OLD BUSINESS

- a. Pasquale A. Porriello Seeking reconsideration for waiver of continuing education. **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to deny his request.**
- b. Carl Pappas Seeking reconsideration for waiver of continuing education. **It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the vote carried to deny his request.**
- c. Oklahoma Real Estate Commission Reciprocity Agreement was marked over until the next meeting.

11. COMMENTS OR CONCERNS OF ANY PERSON PRESENT

- a. None

12. REPORT FROM THE CHAIRMAN

- a. None

13. ADJOURNMENT

- a. **It was moved by Commissioner Ogrodnik, Commissioner Vance 2nd, and the vote carried to adjourn the meeting at 12:10 p.m.**

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