



Real Estate Commission

Office of Professional Regulation, Vermont Secretary of State

89 Main Street, 3rd Floor • Montpelier, VT 05620-3402
Tel. (802) 828-3228 • www.sec.state.vt.us/professional-regulation.aspx

Minutes

Thursday, October 26, 2017

Commission and Office Members Present: David Raphael, Gloria Rice, Donna Murray, Joyce Cameron by phone, Wendy Beach, and Mikail Stein and Judith Griffen **Others Present:** Ann Cummings, Michael Calcagni, Katrina Delabruere, Randy Mayhew, Constance Houston, Matt Musgrave, Dennis Brown, Betty McEnany, Teresa Merelman, and Brian Armstrong.

1. 9:31 Called to Order

2. Changes to the agenda

- a. Add old and new business to the agenda. See number 5 and 7.

3. Approval of minutes from August 24, 2017 meeting

There was a motion made and seconded to approve the minutes. After a lengthy discussion the Commission voted unanimously to deny the motion. There was a second motion to revise the minutes of August 24, 2017 to represent the Real Estate Commissions comments truthfully and accurately. There was an amendment to add that that Joyce Cameron will prepare the minutes to reflect the Commissions perspective of the discussion on the minutes in Section 7a because she feels it is the Commissions responsibility. This will be done at the next meeting. The motion carried unanimously.

4. Disciplinary Matters

- a. Stipulation and Consent – Hermitage Club Realty, LLC
Docket number 2017-636

There was a motion and second to approve the stipulation and consent order as presented. The motion carried unanimously.

- b. Enforcement Report

The Commission has one hundred and two (102) open cases, five (5) are new cases in intake, eighteen (18) pending Investigative Team meetings, thirty-five (35) are under investigation, eleven (11) are pending charges, twenty-nine (29) are pending closing reports and four (4) are pending a hearing.

- c. Closing Reports completed.

There was a motion and second to accept all closing reports are presented. The motion carried unanimously

- 1. 2014-81, 2014-82, 2014-83, 2014-86 and 2014-87
- 2. 2015-186
- 3. 2015-373, 2015-374, 2015-532 and 2015-533
- 4. 2016-74
- 5. 2016-292
- 6. 2016-314 and 2016-318
- 7. 2016-355

8. 2016-367 and 2016-368
9. 2016-415 and 2016-416
10. 2017-29 and 2017-30
11. 2017-242
12. 2017-258

5. Topics for Discussion – New Business

- a. Formalize criteria for education review was discussed in length. There was a motion and a second to allow OPR to approve all courses except for Vermont Specific and Mandatory courses. Those courses would come to the board. There were additional amendments to the motion to only accept eight hours education for all singular course. Even if the courses are two days in length. The final motion is for OPR to approve all education courses that are renewals or ARELLO approved automatically. The rest will come to the Commission on the Agenda for review and no singular course will be allowed more than eight hours in credit. The motion and passed unanimously.
- b. ARELLO Conference – Both David Raphael and Donna Murray attended the conference. David handed out a memo to share some highlights of the conference. Donna gave a verbal report on the topics she thought would be of interest to the Commission. These topics in the memo and discussed by Donna included teams and advertising, ADA website compliance requirements, cyber security, companies offering services, brick and mortar requirements, Case law updates, wire fraud transfers and exam protection.
- c. There was a motion made and seconded to table all future education committee meetings. The motion carried unanimously.
- d. There was a motion made and seconded to elect the slate of officers that are now in position. The motion carries unanimously. The Officers are David Raphael as Chair, Donna Murray as Vice Chair and Gloria Rice as Secretary.

6. Administrative Updates – none

7. Other Business – Old Business

- a. The Commission would like to see July Minutes and if the changes the Commission requested were done at the next meeting.
- b. David asked Judith about the changes he submitted via email for the education form. Judith advised that the form was revised and changes were made.
- c. Judith was asked if the licensee numbers for each month and the following year could be added back to the agenda. The public and Commission were advised those numbers are always available online but she will check with the Office.

8. Correspondence – None

9. Public Comment

There was discussion from Gloria Rice about starting a rules discussion on teams and advertising. Brian Armstrong strongly agreed that the Commission should review their rules especially regarding teams and team resistibility.

10. Adjourned at 10:59 a.m.

Click [here](#) to join the meeting remotely

Next Scheduled Meeting – Friday, December 15, 2017
Please check the office [website](#) for updates