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STATE OF DELAWARE
DEPARTMENT OF STATE

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DIVISION OF PROFESSIONAL REGULATION

PUBLIC MEETING MINUTES:	DELAWARE REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, December 8, 2011 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES APPROVED:	January 12, 2012

MEMBERS PRESENT

Andrew Staton, Professional Member, Chairman
Christopher J. Whitfield, Professional Member, Vice Chairman
Michael Harrington, Sr., Professional Member, Secretary
James C. Brannon, Jr., Public Member
Gilbert Emory, Public Member
Patricia O'Brien, Public Member
Denise R. Stokes, Public Member
Ricky H. Allamong, Professional Member
Vincent M. White, Professional Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Kay Warren, Deputy Director, Division of Professional Regulation
Eileen Heeney, Deputy Attorney General
Gayle Melvin, Administrative Specialist III
Jessica Williams, Administrative Specialist II

ALSO PRESENT

Tim Riale
Denise Tatman, DAR
Karen Alleva, NCCBOR

CALL TO ORDER

Mr. Staton called the meeting to order at 9:02 a.m.

REVIEW OF MINUTES

A motion was made by Mr. Emory, seconded by Mr. Brannon to approve the minutes of the meeting held on November 10, 2011. The motion passed unanimously.

OLD BUSINESS

Sign Final Order from Hearing Held for John Evans

The final order from the hearing held for John Evans was signed by Commission members.

Sign Final Order from Hearing held for Thomas Bisanz

The final order from the hearing held for Thomas Bisanz was signed by Commission members.

NEW BUSINESS

Applications for Licensure

A motion was made by Mr. Allamong, seconded by Mr. Emory to ratify the following new salesperson applicants as presented:

William Gamgort, Weichert Realtors, Wilmington, DE
Keisha Beamer, Coldwell Banker Preferred, Media, PA
Tyler Wilk, Sperry VanNess-Corporate Property Strategies, Wilmington, DE
Brandon Brittingham, Long & Foster, Salisbury, MD
Heather Ford, Platinum Realty, Avondale, PA
Candy Miazza, Long & Foster, Media, PA
Michael Reyman, Prudential Fox & Roach, Devon, PA
Karen White, Cushman & Wakefield, Philadelphia, PA
Omar Borla, Metro Referrals, Bear, DE
Nicole Gallucio, Patterson Schwartz, Greenville, DE
Christine Abel, Coldwell Banker Residential Brokerage, Bethany Beach, DE
Joann Glussich, Keller Williams Realty at the Beach, Lewes, DE
Trudy Albrecht, Coldwell Banker Residential Brokerage, Bethany Beach, DE
Jennifer Lamson, Ocean Atlantic Sotheby's International Realty, Rehoboth Beach, DE

The motion passed unanimously.

The application of Darron Whitehead for a non-resident broker's license was reviewed. A motion was made by Mr. Allamong, seconded by Mr. Whitfield to approve this application. The motion passed by majority vote. Mr. White abstained from the vote.

The application of Pauletta Caldwell for a non-resident broker's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. Stokes to approve this application. The motion passed unanimously.

The application of Kathleen Sperl-Bell for a resident broker's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

The application of Carla Miller for a resident broker's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

The application of Louis Wright for a resident broker's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

The application of Nancyann Price for a resident broker's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

The application of Paul Fedynich for a resident broker's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

The application of Debra Griffin for a resident broker's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

The application of Janet Wilson for a resident salesperson's license was reviewed. A motion was made by Mr. Brannon, seconded by Ms. O'Brien to approve this application. The motion passed unanimously.

New Offices

The application of Active Adults Realty for a new office was reviewed. A motion was made by Mr. Harrington, seconded by Mr. Emory to approve this application. The motion passed unanimously.

The application of Key Realty for a new office was reviewed. A motion was made by Mr. Harrington, seconded by Mr. Emory to approve this application. The motion passed unanimously.

The application of Alliance Realty for a new office was reviewed. A motion was made by Mr. Harrington, seconded by Mr. Emory to approve this application. The motion passed unanimously.

Reinstatement of License

The application of Marguerite Parker for reinstatement of a non-resident salesperson's license was reviewed. A motion was made by Mr. Allamong, seconded by Mr. Emory to approve Ms. Parker for reinstatement. The motion passed unanimously.

Status of Complaints

Complaint No. 02-17-10 – Closed

Complaint No. 02-22-11 – Assigned to Mr. Harrington

Complaint No. 02-23-11 – Assigned to Mr. White

Education Committee Report

Review of Proposed Revisions to the Education Guidelines

Commission members received a copy of the proposed revisions to the Education Guidelines. The copy did not indicate the proposed changes. It was requested that the Education Committee provide a red-line copy indicating what was being changed. This was deferred to the next meeting of the Subcommittee to Review Statute Revisions.

Review of Pre-Licensing Course Outline

Commission members received a copy of the salesperson's pre-licensing course outline for review. A discussion was held regarding increasing the number of course hours from 99 to 110 which was recommended by the Education Committee. It was discussed that the additional hours would prepare students in business practices. However, adding additional hours would increase the cost of the course for potential students. In the current economic times, it is difficult for course providers to have enough students to hold pre-licensing courses. It was also discussed that the current 99 hours could be adjusted to include business practices. It was discussed that Delaware already requires more hours than the surrounding states. Pennsylvania, Maryland and Virginia require 60 hours and New Jersey requires 75 hours. Ms. Heeney advised that if a change is made, it would need to have an effective date in order to give the course providers time to change their curriculum. This was deferred to the next meeting of the Subcommittee to Review Statute Revisions.

Review of Negative Instructor Evaluations Process/Procedures, Course Provider Evaluation Reporting Form and Student/Instructor Evaluation Form

This was deferred to the next meeting of the Subcommittee to Review Statute Revisions.

A meeting of the Subcommittee to Review Statute Revisions was scheduled for Tuesday, December 20, 2011 at 9:00 a.m.

Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

A motion was made by Mr. Harrington, seconded by Mr. Brannon to approve and deny course providers, instructor applications and student requests as noted in the minutes of the December 1, 2011 meeting of the Real Estate Education Committee. The motion passed unanimously.

Discussion: Revisions to the Sellers Disclosure Forms

The Commission reviewed an email from Steve Bomberger regarding revisions to the sellers disclosure forms. Mr. Bomberger stated in his email that neither form advises purchasers that snow removal services on public community streets are not provided by DelDot. He believes that people living on private streets should be aware of their responsibilities as it relates to snow removal. He believes that a line item advising purchasers about snow removal responsibilities should be added to the forms. A motion was made by Mr. Whitfield, seconded by Mr. Allamong that a letter be sent to Mr. Bomberger that the Commission chooses to take no action at this time. The motion passed unanimously.

Discussion: Waiver for Continuing Education Credits

The Commission discussed an inquiry from Philip McGinnis regarding whether the Commission would consider a waiver for continuing education for licensees who have been licensed for over 35 years. A licensee had contact Mr. McGinnis regarding this matter. A motion was made by Mr. White, seconded by Mr. Brannon that no action be taken and advise Mr. McGinnis that a licensee can apply for a waiver under the hardship provision. The motion passed unanimously.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

There was no other business before the Commission.

PUBLIC COMMENT

There was no public comment at this meeting.

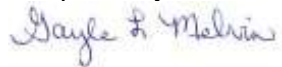
NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, January 12, 2012 at 9:00 a.m.

ADJOURNMENT

A motion was made by Mr. Brannon, seconded by Ms. Stokes to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 10:36 a.m.

Respectfully submitted,



Gayle L. Melvin
Administrative Specialist III