



CANNON BUILDING
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**STATE OF DELAWARE
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, August 10, 2017 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	September 14, 2017

MEMBERS PRESENT

Lynette Scott, Professional Member, **Chairperson**
Lynn Rogers, Public Member, **Vice-Chairperson**
Nikki Lane, Professional Member, **Secretary**
Nathaniel Gibbs, Public Member
Nora Martin, Professional Member
Randy Marvel, Professional Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Nicole Williams, Administrative Specialist III

MEMBERS ABSENT

Jason Giles, Professional Member

ALSO PRESENT

Levin Tucker
Mike Harrington, Broker, Harrington ERA
Hong Wu
Ming Chin

CALL TO ORDER

Ms. Scott called the meeting to order at 9:04 a.m. The Commission members and staff introduced themselves for the new members, Nora Martin and Randy Marvel.

REVIEW OF MINUTES

The Commission reviewed the July 13, 2017 meeting minutes. Ms. Lane made a motion, seconded by Mr. Gibbs, to approve the minutes as written. By unanimous vote, the motion carried.

UNFINISHED BUSINESS

Discussion of Late Fees/Fines for Late Renewals

Ms. Kelly advised that the Commission discussed last month that they wanted to look into a fine for late renewals and discussed Maryland's regulations. Maryland only charges a late fee which is on par with the Division currently does with regards to late renewals. There is a charge for renewing late. The Division performs a yearly budget analysis and fee setting is established by the Division. Ms. Martin inquired about the basis for this discussion. Ms. Kelly advised that the Commission discussed implementing a motivating factor for licensee's to renew on time. Ms. Williams will notify Mr. Mangler about the Commission concerns on the late renewal fee.

Signing of Skinner Final Order

Ms. Scott signed the final order for Clifton Skinner.

NEW BUSINESS

Education Committee Report – August 3, 2017

Ms. Williams provided the Education Committee report. For the month of August the Committee reviewed 47 course provider applications all of which were approved and reviewed 19 instructor applications of all of which were approved. Ms. Williams also advised that the Committee would like approval from the Commission to review the existing course modules content to make them more current and universal. Ms. Harrington addressed the Commission and advised that many content areas fall in Module 7 and would like the Commission to approve the Committee to review the modules content for update. Ms. Lane moved, seconded by Ms. Scott, to approve the August Committee report. By unanimous vote, the motion carried. Ms. Martin moved, seconded by Mr. Rogers, to approve the Committee to review the content of the all seven course modules. By unanimous vote, the motion carried.

Applications for Licensure

Ratification of Salesperson Applications

Ms. Rogers made a motion, seconded by Ms. Lane, to ratify the approved applications for salespersons per attached list at the end of the minutes. By unanimous vote, the motion carried.

Ratification of Broker and Associate Broker Applications

Ms. Lane made a motion, seconded by Mr. Rogers, to ratify the approved applications for Associate Brokers for the following licensees. By unanimous vote, the motion carried.

Joel Lawrence – RA-0020598 – REAL Home Services and Solutions, Inc dba Owners.com – Bridgewater, NJ

Maesa Nelson – RA-0020599 – Keller Williams Realty – Wilmington, DE

Review of Reinstatement Application(s) to sit for the Law and/or General exam(s)

The Commission reviewed the reinstatement application(s) for the below applicants for approval to retake the General and/or Law exam. Ms. Lane made a motion, seconded by Mr. Rogers, to approve the reinstatement application(s) for licensure for the following applicants upon passing either the General and/or the Law exam. By majority vote, the motion carried.

Linda Raburn EI – Needs General and State law exams

Ratification of Reinstatement Application(s) for Licensure – General and Law Exams Passed

Mr. Rogers made a motion, seconded by Mr. Gibbs, to ratify the below reinstatement application(s) for licensure as the applicant passed both the General and Law exams. By unanimous vote, the motion carried.

Tawana Kirk

Review of Office Application(s) for Relocation

The Commission reviewed the following office application(s):

Diamond State Property Management – Dover, DE; BOR: Monica LeBlanc

Diamond State Realty Cooperative – Dover, DE; BOR: Monica LeBlanc

Ms. Lane made a motion, seconded by Mr. Rogers, to ratify the relocation of the above office application(s). By unanimous vote, the motion carried.

Milestone Realty Group – Townsend, DE; BOR:

Mr. Gibbs made a motion, seconded by Mr. Rogers, to ratify the relocation of the above office application(s). By unanimous vote, the motion carried.

Review of New Office Application(s)

MDM Properties Inc. dba Century 21 Emerald – Millsboro, DE; BOR: Michael Milligan, Jr.

Ms. Lane made a motion, seconded by Ms. Martin

Tesla Realty Group LLC – New Castle, DE; BOR: Kimberly Davis

Ms. Lane made a motion, seconded by Ms. Martin, to approve the new office application(s) for the above. By unanimous vote, the motion carried. Ms. Scott abstained from the vote.

Status of Complaints

Complaint #02-12-16 - Closed by Investigator

Complaint #02-38-16 - Sent to AG's Office

Complaint #02-04-17 - Closed by Investigator

Complaint #02-06-17 - Closed by Investigator

Complaint #02-08-17 - Closed by Investigator

Complaint #02-11-17 - Sent to AG's Office

Complaint #02-12-17 - Sent to AG's Office

Complaint #02-01-16 - Sent to AG's Office

Complaint #02-09-17 - Sent to AG's Office

Complaint #02-16-17 - Sent to AG's Office

Complaint #02-14-17 - Sent to AG's Office

Complaint #02-15-17 - Sent to AG's Office

Review and Consider Hearing Officer Recommendation(s)

Ms. Kelly explained the process for the rule to show cause hearings and the hearing officer recommendations to the new members of the Commission.

The Commission reviewed and considered the Hearing Officer Recommendation for Tracy Burns. Ms. Lane moved, seconded by Ms. Martin, to accept the recommendation as written with no discipline. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Annette DiEdoardo. The Commission discussed that there was no consequence of action if Ms. DiEdoardo does not complete the required CE's within 90 days as recommended. Mr. Rogers moved, seconded by Ms. Lane, to accept the recommendation with the amendment that Ms. DiEdoardo's license be suspended until the required CE's have been completed and presented to the Commission office. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Daniel James. Ms. Scott moved, seconded by Mr. Rogers, to accept the recommendation as written. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Theresa Looney. Mr. Rogers moved, seconded by Mr. Gibbs, to accept the recommendation as written with no discipline. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Timothy Masters. Ms. Martin moved, seconded by Mr. Rogers, to accept the recommendation as written. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Kevin Melloy. Ms. Lane moved, seconded by Ms. Martin, to accept the recommendation as written. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Frank Panunto. Ms. Scott moved, seconded by Mr. Rogers, to accept the recommendation as written. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Whitney Russell. Ms. Lane moved, seconded by Ms. Martin, to accept the recommendation as written with the amendment to remove the letter of reprimand. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Theresa Thomas-Dollard. Ms. Lane moved, seconded by Ms. Martin, to accept the recommendation as written with no discipline. By unanimous vote, the motion carried.

The Commission reviewed and considered the Hearing Officer Recommendation for Levin Tucker. Mr. Martin moved, seconded by Ms. Scott, to accept the recommendation as written with the amendment to remove the letter of reprimand. By unanimous vote, the motion carried.

Ms. Scott made a motion, seconded by Mr. Rogers, to take a short recess before the guaranty fund hearing for Ms. Hong Wu. By unanimous vote, the motion carried. The Commission recessed at 10:33 a.m.

The Commission returned from recess at 10:41 a.m.

Guaranty Fund Hearing for Hong Hu at 10:30 a.m.

See the minutes from the hearing posted to the end of the minutes.

CORRESPONDENCE

The Commission reviewed a letter submitted by Pearson Vue regarding the test development of the National exam. Ms. Scott advised that she will reach out to Pearson Vue to be a part of the National exam test development group.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

There was no other business before the Board.

PUBLIC COMMENT

There was no public comment.

NEXT SCHEDULED MEETING

The next meeting will be held on September 14, 2017 at 9:00 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE.

ADJOURNMENT

Ms. Lane made a motion, seconded by Mr. Gibbs, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 12:09 p.m.

Respectfully submitted,



Nicole M. Williams
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.

HEARING MINUTES

HEARING – GUARANTY FUND CLAIM BY HONG WU

The Delaware Real Estate Commission held a hearing on August 10, 2017 at 10:30 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Lynn Rogers, Vice-Chairperson, Nikki Lane, Secretary, Nora Martin, Randy Marvel, Nathaniel Gibbs

PURPOSE: Claim for Recovery from the Guaranty Fund

PRESIDING: Lynette Scott, Chairperson

COMMISSION STAFF: Nicole Williams, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE COMMISSION: Eileen Kelly

ATTORNEY FOR THE CLAIMANT: None

CLAIMANT: Ms. Hong Hu with a Mandarin translator, Mr. Ming Chin

TIME STARTED: 10:52 a.m.

The hearing was recorded. Ms. Kelly swore in Ms. Wu and Mr. Chin. Ms. Kelly asked the Commission members to introduce themselves for the record. Ms. Kelly summarized the reason for the hearing. Ms. Kelly entered Exhibit 1 as the packet for Claim against the Guaranty Fund from Ms. Wu, Exhibit 2 as the hearing date letter, Exhibit 3 as the waiver of her 20 days-notice of the hearing signed by Ms. Wu, Exhibit 4 as the email correspondence between Ms. Wu and Ms. Williams, Exhibit 5 as the court judgement, and Exhibit 6 as pictures submitted by Ms. Wu. Mr. Chin on behalf of Ms. Wu explained to the Commission the basis for Ms. Wu's claim for recovery from the Guaranty Fund. Ms. Wu provided her testimony, translated by Mr. Chin. The Commission questioned Ms. Wu. Ms. Wu responded to the Commission by way of translation by Mr. Chin. The Commission went into deliberations at 11:54 a.m. Mr. Marvel made a motion, seconded by Ms. Martin, to deny Ms. Hu's claim from the Guaranty Fund. Ms. Lane abstained. By unanimous vote, the motion carried. The hearing concluded at 12:07 p.m.

Salesperson License List

License Number	Name	License Type	Office	Office Location
RS-0024667	Nguyen, Thanh	Salesperson	Concord Realty Group	Wilmington DE 19803
RS-0024668	Haller, Mark R.	Salesperson	Coldwell Banker Residential	Bethany Beach DE 19930
RS-0024669	McGill, Suzanne C.	Salesperson	Long & Foster Real Estate, Inc.	Elkton MD 21921
RS-0024670	Bouloucon, Marc C.	Salesperson	Keller Williams Realty	Selbyville DE 19975
RS-0024671	Lukeman, Lori A.	Salesperson	Long & Foster Real Estate, Inc.	Elkton MD 21921
RS-0024672	Goebel, Colleen M.	Salesperson	Long & Foster Real Estate, Inc.	Bethany Beach DE 19930
RS-0024673	Richardson, Sean M.	Salesperson	Long & Foster Real Estate, Inc.	Lewes DE 19958
RS-0024674	Dean, Barry A.	Salesperson	Long & Foster Real Estate, Inc.	Bethany Beach DE 19930
RS-0024675	Swierzy, Steven F.	Salesperson	Patterson Schwartz & Associates, Inc.	Rehoboth Beach DE 19971
RS-0024676	Hackman, Joseph F.	Salesperson	Patterson Schwartz	Greenville DE 19807
RS-0024677	Wingate, Kristina M.	Salesperson	Berkshire Hathaway HomeServices Fox & Roach	Newark DE 19711
RS-0024678	Kauffman, Daniel H.	Salesperson	Keller Williams Realty	Bethany Beach DE 19930
RS-0024679	Barranco, Andrew M.	Salesperson	Long & Foster Real Estate, Inc.	Lewes DE 19958
RS-0024680	Sawhney, Shaloo	Salesperson	Burns and Ellis Realtors	Dover DE 19901
RS-0024681	Greene, Nicole C.	Salesperson	Berkshire Hathaway Home Services	Bear DE 19701
RS-0024682	Novikov, Alexandre V.	Salesperson	Beiler and Campbell Realtors	Kennett Square PA 19348
RS-0024683	Oncay, Jordan	Salesperson	Long & Foster Real Estate, Inc.	Greenville DE 19807
RS-0024684	Bosco, Amy B.	Salesperson	Linda Vista Real Estate	Seaford DE 19973
RS-0024685	Riley, Jennifer A.	Salesperson	Indian River Land Company, Inc.	Millsboro DE 19966
RS-0024686	Golematis, Anne V.	Salesperson	Long & Foster Real Estate, Inc.	Wilmington DE 19807
RS-0024687	Temel, Cem	Salesperson	Keller Williams Realty	Wilmington DE 19803
RS-0024688	Sell, Kristin Stacy	Salesperson	Patterson Schwartz Real Estate	Hockessin DE 19707
RS-0024689	Montalvo, Keila R.	Salesperson	ERA Harrington Realty Inc.	Dover DE 19901
RS-0024690	Ruane, Sarah E.	Salesperson	Long & Foster Real Estate, Inc.	Hockessin DE 19707
RS-0024691	St. Pierre Fontaine, Marie E.	Salesperson	Lakeview Realty, Inc.	Camden DE 19934
RS-0024692	Hogate, Ashley S.	Salesperson	Myers Realty	Dover DE 19901
RS-0024693	Romano, James, III	Salesperson	Jack Lingo, Inc., Realtor	Lewes DE 19958
RS-0024694	Alfiero, Kristy A.	Salesperson	Long & Foster Real Estate, Inc.	Rehoboth Beach DE 19971
RS-0024695	Berger, Linda A.	Salesperson	Colliers International	Philadelphia PA 19103
RS-0024696	Anderson, Clewell	Salesperson	Keller Williams	Christiana DE 19702
RS-0024697	Smith, Lauren Ann	Salesperson	Keller Williams Delmarva	Salisbury MD 21801
RS-0024698	Porter, Lynberg Raheam	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024699	Trach, Linda Joanne	Salesperson	Keller Williams Realty	Christiana DE 19702
RS-0024700	Hamilton, Sally H.	Salesperson	Keller Williams Realty	Middletown DE 19709
RS-0024701	Turpin, Brent Manvel	Salesperson	Keller Williams Realty	Christiana DE 19702

RS-0024702	Hudson, Lauren Britt	Salesperson	Keller Williams Realty of Delmarva	Ocean City MD 21842
RS-0024703	Dingler, Ulyana	Salesperson	Welcome Home Realty	Dover DE 19901
RS-0024704	Burgess, Andrea C.	Salesperson	Keller Williams Realty	Bear DE 19701
RS-0024705	Daller, Jacqueline Raquel	Salesperson	Re/Max Associates	Hockessin DE 19707
RS-0024706	Simmens, Shanna L.	Salesperson	Re/Max Horizons Inc.	Dover DE 19904
RS-0024707	Messick, Jeffrey D.	Salesperson	Berkshire Hathaway Home Services PenFed Realty	Ocean City MD 2184