

**MINUTES OF THE RHODE ISLAND
REAL ESTATE COMMISSION**

DATE: August 9, 2012

TIME: 9:15 A.M.

LOCATION: Department of Business Regulation

Real Estate Section

John O. Pastore Center

1511 Pontiac Ave. Bldg. 69-1

Cranston, RI 02920-0942

Members Present:

David Iannuccilli-Chairperson, John Silvia-Vice Chairperson, Brenda L. Marchwicki, Raymond Harris, Thomas Foley, Pamela Kobrock and Ellen Balasco-Deputy Chief of Legal Services and Lisa Crenca, Real Estate.

Non Members Present:

Norma M. Mousseau & Monica Staaf, from RI Association of Realtors

(RIAR).

Chairperson Iannuccilli called the meeting to order at 9:25AM.

Chairperson Iannuccilli asked for a motion to accept the minutes from the June 2012 meeting. Motion made to accept minutes from John Silvia. Seconded by Brenda Marchwicki. All in favor. Motion passed.

The following continuing education courses will be reviewed:

John Silvia presented the recommendations of the Continuing Education committee to the Board.

Career Web School:

Online Approval: (Renewals)

- | | | |
|--------------|---|---------------|
| · #52 | ADA and Fair Housing | 3 CORE |
| · #54 | Basic Real Estate Finance | 6 Hrs. |
| · #51 | Real Estate Math | 3 Hrs. |
| · #57 | Tax Advantages of Home Ownership | 6 Hrs. |
| · #56 | Tax Free Exchanges | 3 Hrs. |

Pamela Kobrock made a motion to accept Career Web School's online course renewals. Seconded by Raymond Harris.

Coldwell Banker Residential Brokerage:

- R160 Effective Negotiations for R.E. Professionals 6 Hrs.

Pamela Kobrock made a motion to accept Coldwell Banker Residential Brokerage course. Seconded by Brenda Marchwicki.

Continuing Ed Express, LLC:

- CEE-06 (Renewal) How to Resolve Real Estate Transactions 3 Hrs.

- CEE-03 (Renewal) Buyer Counseling: A Planned Approach 3 Hrs.

Pamela Kobrock made a motion to accept Continuing Ed Express' two course renewals.

Seconded by Raymond Harris.

Lee Institute School of Real Estate:

Online Approval:

- Investment Real Estate-Cash Flow Analysis Online-2 Hrs.

Pamela Kobrock made a motion to accept Lee Institutes online course. Seconded by Brenda Marchwicki.

for 2 Hrs., non-core. Pamela Kobrock made a second motion. Discussion on last months LepLap course, Short Sales & Foreclosures Core course, Brenda Marchwicki will be reviewing the disc again to decide if the course should be core or non-core.

The Rhode Island Association of Realtors:

· #420 RPR (Realtor Property Resource) 3 CEH

Online Approval:

· #1052 Condominium Law – The Basics – Online 3 CORE

· #1044 Contract Law – Online 3 CORE

· #1300 Mortgage Seminar – Online 3 CORE

· #1267 Radon Management – Online 3 CORE

· #1232 Mold Education and Risk Management – Online 3 CEH

Thomas Foley made a motion to accept all RIAR courses submitted.

Seconded by

Brenda Marchwicki.

Instructors:

Coldwell Banker Residential Brokerage:

- Angela Stamoulos

Thomas Foley made a motion to accept Angela Stamoulos as an Instructor. Seconded by Pamela Kobrock.

NBI, Inc. DBA National Business Institute:

- Ann Marie Maccarone**
- Justin T. Shay**
- Richard B. Abilheira**
- Richard A. Toupin**

Brenda Marchwicki made a motion to accept all four instructors from NBI.

Seconded by Thomas Foley.

Deputy Chief Balasco initiated a discussion on how the Commission Board decides approval for the instructors. It was suggested that, in the future, all schools be required to submit in writing, together with a resume, to the Department. Instructor applicants must be cleared by the Department prior to approval. Schools should be notified that this is our process going forward.

Old Business

Agency Law:

John Silvia and Monica Staaf (RIAR) updated the Relationship Disclosure Form and indicated that they will forward it along to DBR Attorney Ellen Balasco for review.

Attorney Balasco will review and discuss with Department officials for the next Legislative Session.

Commercial Property did not need a mandatory Disclosure Form for four units and under.

There was some discussion on the disputed deposit situation with Attorney Balasco.

New Business.

Brenda Marchwicki addressed letters submitted by Joseph McCarthy, President of the Greater Providence Board of Realtors & Ann Enos, Sr. Vice President & Sales Manager

of Coldwell Banker and their concerns out in the field with “Entry Only” listings and

Continuing Education. There will be more discussion in the coming months.

Opportunity for Public Comment:

Norma Mousseau (RIAR) has concerns on the requirements for a real estate agent and number of education hours needed. This topic will be re-visited in the coming months.

Talk of Commission members going out to Boards to be available for Broker Forums.

Monica Staaf (RIAR) will be forwarding Chairperson Iannucilli the “Ten Day Inspection Clause”.

Next meeting will be on Thursday, September 13, 2012.

Chairperson Iannuccilli asked for a motion to adjourn. Thomas Foley made a motion to adjourn and John Silvia seconded the motion. The meeting was adjourned at 10:28 am.

Respectfully submitted,

William J. DeLuca

Real Estate Administrator