

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

DATE: October 11, 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, Pamela Kobrock,

Robert Recchia, Brenda Marchwicki and William DeLuca: Real Estate.

Non Members Present:

Norma M. Mousseau: RIAR, Lisa Crenca: Real Estate.

Chairperson Iannuccilli called the meeting to order at 9:20 a.m.

Chairperson Iannuccilli asked for a motion to accept the minutes from the September 2012 meeting. Motion made to accept the minutes

from John Silvia, seconded by Pamela Kobrock. All in favor, motion passed.

The following continuing education courses were reviewed:

John Silvia presented the recommendations of the continuing education committee to the board.

Greater Providence Board of REALTORS:

- 210 Condominium Law 3 Core

In Regulation 11, Condominium Law is not identified under core. John Silvia made a recommendation to approve GPBOR Condominium Law, for three (3) credit hours. Seconded by Pamela Kobrock.

NBI, Inc. DBA National Business Institute:

Re-submit for Core:

- Title Law in Rhode Island 6 Core

John Silvia made a motion to not approve Title Law in RI as core, because it's not fitting with Regulation 11, but it was approved for six (6) credit hours back in September. Seconded by Pamela Kobrock.

New England Real Estate Academy:

- #3294 RI 1031 Tax Deferred Exchanges 2 Hours**

John Silvia made a motion to accept the 1031 Tax Deferred Exchanges course for two (2) hours. Seconded by Robert Recchia.

New School Introduction & Course Submittal:

Real Estate CE

2070 Silver City Road

Russellville, TN 37860

(888) 895-8839

President-Jeff Zanzinger

Education Director-Amy Zanzinger

Real Estate CE:

- 8997ri Contract Law 3 Core**

- 8998ri Environmental Review 3**

Core

- 8999ri Ethics 3 Core**

- 8003ri Fair Housing 3 Core**

- 8994ri Understanding Cities and the Demand for RE 6**

Hours

- 8993ri When Residential Agents Sell Investment RE 6

Hours

John Silvia moved to approve the four (4) core courses and two (2) regular courses from Real Estate CE, seconded by Pamela Kobrock. All in favor, motion passed.

Rhode Island Commercial and Appraisal Board of REALTORS:

- 190 Bringing Value to the Commercial Real Estate Transaction 3
Hours

NAR Signature Series

John Silvia made a motion to approve the NAR Signature Series course for three (3) hours, seconded by Pamela Kobrock. All in favor, motion passed.

Instructors:

Pamela Kobrock presented the recommendation of instructors to the board for approval.

Greater Providence Board of REALTORS:

- Michele L. Caprio, AePRO, GRI, RCE

- **Atty. Frank Lombardi**

New England Real Estate Academy:

- **Jeanne Barreta, CCIM**

Real Estate CE:

- **Gene Trowbridge, JD, CCIM**

Rhode Island Association of REALTORS:

- **Veronica L. McManus**

Rhode Island Commercial and Appraisal Board of REALTORS:

- **Atty. James A. Hochman**

John Silvia made a motion to accept all six (6) Instructors, seconded by Robert Recchia.

All in favor, motion passed.

Old Business:

Agency Law:

The commission discussed possibly removing “neutral” as it relates to the transaction facilitator. They feel it’s confusing to the consumer. The commission has recommended the change in legislation.

Agency disclosure forms need to be appropriately filled out for entry only listings and all agents must follow the agreement guidelines and they must specify their sole responsibility during the transaction.

Improving the requirements in Regulation 11 in both pre-licensing and continuing education for brokers and salespeople.

Brenda Marchwicki, John Silvia and other real estate professionals, are looking into setting up a task force to look at pre-licensing education for both brokers and salespeople. “Are they getting enough from the classroom, and the required number of hours of education?”

There will be no need to post this meeting, it’s not part of the real estate commission.

New Business:

Brenda Marchwicki brought forward a discussion regarding possibly introducing brochures, purchase and sale agreements, etc., in a bi-lingual language. After a brief discussion, it was decided that it’s not the department’s position, interpreters should be available for all those who need them, as well as legal council when an agent seems fit.

In January 2013, there will be a new home inspection law implemented on education, in both the senate bill: 2499 and house bill: 7586. The changes will be on the Rhode Island Association of REALTORS (RIAR) website, and the department of business regulation will be sending letters to the schools and instructors, to notify them of the changes.

Opportunity for Public Comment:

No public comment, the public rests.

Due to conflicting schedules, the next commission meeting will be held on: Tuesday, November 20, 2012 at 9:15 a.m.

Chairperson Iannuccilli asked for a motion to adjourn. John Silvia made a motion to adjourn at 10:24 a.m. Seconded by Brenda Marchwicki.

Respectfully submitted,

William J. DeLuca

Real Estate Administrator