

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

**DATE: February 14, 2013**

**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 P. Iannuccilli: Chairperson, John A. Silvia: Vice-Chairperson,  
Pamela Kobrock,**

**Brenda L. Marchwicki, Robert R. Recchia, Raymond J. Harris, Lisa A.  
Pinsonneault: Special Assistant to the Attorney General, and William  
J. DeLuca: Real Estate Administrator.**

**Non Members Present:**

**Ellen Balasco: Deputy Chief of Legal, DBR, Lisa J. Crenca: Real  
Estate.**

**Chairperson Iannuccilli called the meeting to order at: 9:25 A.M.**

**Chairperson Iannuccilli: Opened up with the minutes from the previous meeting. John Silvia made the motion to accept the January minutes as presented, seconded by Brenda Marchwicki. Chairperson Iannuccilli asks if there are any comments, additions, amendments, there are none, all those in favor; motion passed.**

**The following continuing education courses were reviewed:**

**Brenda L. Marchwicki presented the recommendations from the continuing education committee to the board:**

**New England Real Estate Academy:**

**· Residential Finance in Today's Market**

**2 CEH**

**Brenda Marchwicki recommended that "Residential Finance in Today's Market" be approved for two CE's as submitted, seconded by John Silvia. Chairperson Iannuccilli: Motion made and seconded to approve the course for two CE credits, Residential Finance in Today's Market, any comments, there are none. All those in favor, motion**

**passed.**

**RI Commercial and Appraisal Board of REALTORS:**

- RICA 210 'Inlets,' the New Thinking of Outlets in Urban Communities  
3 CEUs**

**Brenda Marchwicki makes a recommendation to approve the new course from RICA, for 3 three CEUs, John Silvia seconds the motion. Chairperson Iannuccilli: Motion made and seconded to approve 'Inlets the New Thinking of Outlets in Urban Communities for 3 CEU's. Any Comments, all those in favor, opposed, motion passed.**

**The Rhode Island Association of REALTORS:**

**Course Renewals:**

- 233 Fair Housing (online)  
3 Core**
- 318 Real Estate Contracts and Forms 101  
Core 3**
- 231A Real Estate Finance Today (online) 3**

## **Core**

- **310 The Truth About Mold (online)**

**3 Core**

- **312 Understanding 1031 Tax Free Exchanges (online)**

**3 Core**

- **384 HUD, Changes to the Landscape and GFE**

**3 CEH**

- **235 Property Management (online)**

**3 CEH**

- **315 Resort and Second Home Markets Course**

**12 CEH**

- **237 Risk Management (online)**

**3 CEH**

**Brenda L. Marchwicki recommended that all courses submitted from The RI Association of REALTORS be approved, with a contingency approval upon confirming that “Risk Management” online course, agency segment would be RI specific. John A. Silvia makes a motion to accept all courses submitted, along with the contingency approval of Risk Management, seconded by Robert R. Recchia. Chairperson Iannuccilli: Motion made and seconded to approve courses from RIAR and a contingency approval for # 237 Risk Management (online), any further comments, there are none, all those in favor, motion passed.**

**After confirming with Norma M. Mousseau, from The Rhode Island**

**Association of REALTORS,**

**online course number: 237 Risk Management is a National course set up by RE Campus, therefore it cannot be state specific.**

**Brenda Marchwicki suggested that these online courses were all renewals, which it is preferred for agents to be in a classroom setting, rather than to do all continuing education online.**

**Sterling Education Services:**

- Commercial & Residential Landlord-Tenant Law  
8 CEH**

**Brenda Marchwicki makes a recommendation to accept Sterling Educations: Commercial &**

**Residential Landlord-Tenant Law for seven (7) hours, the CE Committee could not accept**

**approval for a one-hour lunch. John A. Silvia made a motion to accept Sterling Educations course, seconded by Pamela Kobrock.**

**Chairperson Iannuccilli: Motion made and seconded to approve Commercial & Residential Landlord Tenant-Law for seven (7) CE**

**credits, non-core. Further comments, there are none, all those in favor; motion passed.**

**Instructors:**

**Hunter Academy:**

- **John L. Coppolino, Esq.**

**RI Commercial and Appraisal Board of REALTORS:**

- **Don Briggs**
- **Joseph A. Curtatone**

**Sterling Education Services:**

- **Francis D. Parisi, Esq.**
- **Gary D. Berkowitz, (BV)**
- **John D. Plummer, Esq.**
- **Joshua Kramer, Esq.**
- **William J. Delaney, (AV)**

**Brenda L. Marchwicki recommends to the Commission that the Instructors from Hunter Academy, RI Commercial and Appraisal Board of REALTORS and Sterling Education Services, be approved. John A. Silva makes a motion to accept the Instructors as submitted, and seconded by Robert R. Recchia. Chairperson Iannuccilli: Motion made and seconded to approve all Instructors as submitted, any further comments, there are none, all those approve, motion passed.**

**Old Business:**

**Brenda L. Marchwicki, John A. Silva, and Norma M. Mousseau: from RIAR, along with a panel of agents, met to go over their recommendations for pre-licensing qualifications on becoming a licensed real estate broker in Rhode Island.**

**Their recommendations to the Commission for consideration, were as follows:**

- A principal brokers signature on the number of contracts within a 2 yr period.**
- A minimum of 8 sales transactions within a two-year period.**
- 45 hours Sales Pre-licensing not being rolled over into the 90 Broker hours.**
- 90 collective hours of broker's knowledge, 18 of those hours being rental courses.**

**Brenda L. Marchwicki will be addressing a letter to Ellen Balasco: Deputy Chief of Legal, DBR, with these points and recommendations for review.**

**Tina Adams from Future Properties has also showed concern for the broker's requirements. She sent William J. DeLuca: Real Estate Administrator, a letter stating her concerns for the students at her real estate school and the proper education. Her suggestion was: there needs to be some clarity in the wording of that statute so there's consistency throughout the state. § 5-20.5-4 Examination of**

**applicants – Examination fee, section (b).**

**In reference to the “Mandatory Relationship Disclosure Form”: The REALTOR Organizations Attorney, Monica Staaf, along with the Atty. Balasco, from DBR have both submitted bills to the legislation for review. They are different bills, and the Department cannot lobby for two bills to be passed at the Senate. Atty. Balasco has asked Atty. Staaf to withdraw her bill. Atty. Balasco will be forwarding a copy of the bill to the Commission Board, per Chairperson Iannuccilli’s request.**

**New Business: None**

**Opportunity for Public Comment: None**

**The Commission will be meeting next on: Thursday, March 14, 2013 at: 9:15 A.M.**

**Chairperson Iannuccilli asked for a motion to adjourn at 10:10 A.M. John Silvia made a motion and seconded by Brenda Marchwicki.**

**Chairperson Iannuccilli asks all those in favor, motion approved.**

**Respectfully submitted,**

**William J. DeLuca**

**Real Estate Administrator**