

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

DATE: March 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, 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, Jenna Algee: Legal
Council, DBR, Monica S. Staaf: Legal Council, RIAR/MLS, Norma M.
Mousseau: RIAR and Lisa J. Crenca: Real Estate.**

Chairperson Iannuccilli called the meeting to order at: 9:18 A.M.

Chairperson Iannuccilli: Opened up with the minutes from the previous meeting. John Silvia made the motion to accept the February minutes as presented, seconded by Pamela Kobrock. 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:

John Silvia presented the recommendations from the continuing education committee to the board:

CONTINUING ED EXPRESS:

Course renewals:

- CEE33 Federal Fair Housing Laws and Practice

3 Core

- CEE12 A Real Estate Agent's Guide to Home Owners Insurance

3 CEU

- CEE25 Green Remodeling

3 CEU

- CEE28 Tax Deferred IRS 1031 Exchanges

3 CEU

- CEE26 The Psychology of Pricing and Secrets of the CMA

3 CEU

John Silvia makes a motion to accept the five courses as submitted by Continuing Ed Express, seconded by Pamela Kobrock. Chairperson Iannuccilli asks if there are any comments, there are none. All those in favor, opposed. Motion passed.

CAREER WEBSCHOOL:

- Short Sales and Foreclosures**
3 CEU

John Silvia makes a motion to accept Career Webschool: Short Sales and Foreclosures course for 3 CEU's as submitted. Pamela Kobrock seconds John's motion. Chairperson Iannuccilli asks if there are any comments, discussions, and additions. There are none. Motion passed.

REAL ESTATE NEXUS TRAINING ACADEMY:

Course renewals:

- #1. Code of Ethics**
3 Core
- #2. Fair Housing**
3 Core

· #3 Law of Contracts

3 Core

· #4 Real Estate Financing

3 Core

John Silvia asks for a motion to reject the four (4) courses from Real Estate Nexus Training Academy for renewal, because of the following reasons; the Law of Contracts course did not follow current RI Agency Law, there were no timed outlines, and the disc did not include any of the instructors' resumes. Real Estate Nexus Training Academy will have the opportunity to resubmit the renewal courses as long as they include the items specified. Pamela Kobrock seconds John Silvia's motion. Chairperson Iannuccilli asked if there are any further comments. All those in favor, opposed. Passed.

THE RHODE ISLAND ASSOCIATION OF REALTORS:

· 422 CRS 103 Mastering Positive Change

6

CEU

John Silvia recommends that The RI Association of Realtors, CRS 103 Mastering Positive Change course be approved for 6 credit hours. Pamela Kobrock seconds the motion. Chairperson Iannuccilli: motion made and seconded that CRS 103 Mastering Positive Change be approved for 6 continuing education hours, any comments, there are none. All those in favor, opposed. Passed.

INSTRUCTORS:

Licensed with the Department:

- James Luger**
- James Tice**
- Jeanne M. LaMere, PHD**
- Paul Vanasse**
- Jeanne Elson Gordon**
- Bea Whitman**
- Mike Selvaggio**

John Silvia moves to approve, James Luger, James Tice, Jeanne LaMere, PHD and Mike Selvaggio for instructor approval. Pamela Kobrock seconds the motion. Paul Vanasse, Jeanne Elson Gordon and Bea Whitman can resubmit their resumes, once they send the correct material in with their course application. Chairperson Iannuccilli motion made and seconded to approve the instructors as follows, James Luger, James Tice, Jeanne LaMere, PHD and Mike Selvaggio, any comments, there are none. All those in favor, opposed. Motion Passed.

Deputy Chief of Legal, Ellen Balasco introduces the newest member to the legal staff, Jenna Algee, to the Real Estate Commission Board. She will be taking on a couple of the boards within the Department of

Business Regulation. Ms. Algee has been observing how the different boards work.

Old Business:

Brenda Marchwicki discusses her report from the Ad Hoc Committee, on the criteria for broker licensing. Deputy Chief of Legal, Ellen Balasco has reviewed the recommendations, however, the legislature session is closed for the time being. Attorney Balasco and the commission will have time to revisit the qualifying education portion for the statute for the next legislative session.

Ad Hoc Committee will meet again and discuss Regulation 11 and Broker continuing education.

In the coming months there will be continued discussion on re-identifying core areas for continuing education and adding more core areas to the regulation for the 90 hours of pre-licensing broker education.

Attorney Balasco attended the House Corporation Committee Hearing on the Agency Bill for

§5-20.6. It also went before the Senate Committee. Chairperson Iannuccilli and Vice Chairperson Silvia attended the hearings as well as Administrator William DeLuca and Monica Staaf from RIAR. The matter was continued for further consideration. Overall, it went well.

Monica Staaf from RIAR speaks about home inspector licensing. They need the legislation to update the existing law. It has gone through the house but got held in the Senate. Ms. Staaf reports it's an area that really needs to be regulated.

Attorney Balasco also tells the commission that there is an appraiser bill that is pending, placing a statute of limitation, on the Department taking action, investigating or taking any administrative enforcement action on an appraisal that is older than five years or older than two years after the completion of any court case. The Department would like to have that bill modified.

New Business:

It has been clarified through the Department, that all new prospective students in real estate must take the 45-hour of pre-licensing, salesperson education, then either work in the field for two years as a salesperson, or take the 90 hour broker education and the exam to become a broker. The Department will post a Bulletin on the website soon.

A question arose under education, regarding a student or (unlicensed agent) who has studied but has yet to pass the examination. She was

interested in opening and starting a website providing information for pre-licensing. Administrator DeLuca will invite her to the next meeting, however it may fall under Real Estate Education, therefore, she would have to be a licensed school with the department.

Brenda Marchwicki makes a motion to invite Karen Taylor Howell to the next commission meeting and to hear her thoughts on the website she was interested in starting, relating to real estate licensing. John Silvia seconds the motion. All in favor. Motion passed.

Opportunity for Public Comment:

None.

Respectfully submitted,

William J. DeLuca

Real Estate Administrator