

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

DATE: December 12, 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, Robert (Bob) Recchia, Brenda L. Marchwicki, Thomas (Tom) Foley, Olivia K. Byron, Esq. and William J. DeLuca: Real Estate Administrator.

Non Members Present:

Norma M. Mousseau: Education Director, The Rhode Island Association of REALTORS, Monica Staaf: Legal Counsel, Statewide MLS & RIAR, Ellen Balasco: Legal Counsel, DBR and Lisa J. Crenca: Real Estate, DBR

Chairperson Iannuccilli called the meeting to order at: 9:26 A.M.

Chairperson Iannuccilli opened up with the minutes from the previous meeting. Brenda made a motion to accept the November minutes as presented, seconded by Bob. 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 Marchwicki presented the recommendations of the Continuing Education Committee to the Board.

ACCESS AMERICA REAL ESTATE SCHOOL:

- Salesperson Pre-Licensing 45**
HOURS

Brenda Marchwicki asks for approval, subject to Access America updating the new agency law of RI in their sales pre-licensing course. Tom makes the first motion and Bob seconds his motion.

CONTINUING ED EXPRESS:

Online:

- CEE-56 History of the American Home: Part 1**
3 CEU
- CEE-58 Real Estate Teams**
3 CEU

- **CEE-55 Rehab for Resale**

3 CEU

- **CEE-54 Short sales Simplified**

3 CEU

Brenda asks for approval from the board, to accept Continuing Ed Express four courses as submitted. Bob makes the first motion and Tom seconds his motion.

EXCEL REALTY SCHOOL:

Online:

- **601 Environmental Issues in Your Real Estate Practice**

6 CEU

- **602 Fair Housing**

6

CEU

- **603 Foreclosures, Short Sales, REO's & Auctions**

4 CEU

- **604 Houses: Buy, Fix, Sell**

4 CEU

- **605 Identity Theft: Protecting your Client & Your Business**

3 CEU

- **606 Insurance For Consumer Protection:**

What Every Agent Should know

6 CEU

Brenda asks the board for approval for these 6 online courses from Excel Realty School.

Bob makes the first motion and Tom seconds his motion.

MCKISSOCK, LP:

- **A Day in the Life of a Buyer Agent**

3 CEU

- **A Property Manager's War Chest of Tools
for Conflict Resolution**

3 CEU

- **Danger in Plain Sight:**

Understanding Lead Paint for Property Managers

3 CEU

- **Simple Questions, Big Consequences:**

How to Avoid Fair Housing Violations as a Property Manager

3 CEU

- **The Ins and Outs of Property Managers**

3 CEU

Brenda asks that the five courses from McKissock be approved, pending that they make a note that students follow the RI agency in the course, "A Day in the Life of a Buyer Agent" for 3 CEU. Bob makes the first motion and Tom seconds his motion.

THE RHODE ISLAND ASSOCIATION OF REALTORS:

Renewal:

- **001 Broker Pre-Licensing**

24 CEU

Online Renewal:

- **392 Reverse Mortgages for Senior Homeowners**
6 CEU

Course Question for the Commission:

- **374 Brokerage Management for 12 CEU**

Can it be considered as part of Broker 90-hour program?

Brenda asks for approval from the board that the two courses and one question on the Brokerage Management course, all be approved as submitted. Bob makes the first motion and it is seconded by Tom.

New School Submission:

DJL REAL ESTATE SCHOOL:

640 Thames Street, Suite 2

Newport, RI 02840

401-619-4236

Education Director: Jennifer O'Hora Lawrence

The Department of Business Regulation welcomes the newest real estate school.

DJL REAL ESTATE SCHOOL:

- **Sales Pre-Licensing** **45**
- HOURS**
- **Lead Paint Hazards** **3**
- CORE**

Brenda asks for a motion from the board that the DJL Real Estate School's two courses be approved as submitted. Bob makes the first motion and it is seconded by Tom.

INSTRUCTOR:

- **Kerrienne Lockett: RES:0035903 (Carma Real Estate Education Center)**

Kerrienne Lockett has been approved to teach any course other than pre-licensing. Atty. Ellen Balasco: Legal, DBR stated that there is a minimum of 5-years' experience as a salesperson or broker, required in Regulation 11 to teach any pre-licensing course. Tom Foley made a motion to approve Kerrienne Lockett to teach any course other than pre-licensing. Atty. Olivia Byron seconded Tom's motion.

Old Business:

Chairperson Iannuccilli spoke with George Whalen from the Contractors Board regarding Home Inspectors. There will be a public hearing sometime after Christmas, they did put out a bid request to handle the testing of the home inspectors, but they got no bidders. The Board has modified the requirements and they're expecting some results. As an option, they felt they may be using the ASHE exam. Hopefully it will be kicked off by early spring.

Some inspectors have actually terrified potential clients away from older homes, telling them they needed to meet code, when in fact, it's not true. They're welcome to make recommendations for updating, for a safer and more efficient home, but the clients are not required to make the changes.

Brenda brought up advertising and signage and the ongoing violations of Realtors. Again the agents out in the field need to follow Regulation 11, Section 25, when it comes to all advertising. Brenda has asked MLS to post something on their website.

New Business:

William J. DeLuca: Real Estate Administrator, DBR, received a letter from RIAR raising some issues on the topics for review on the Pearson VUE exam. Mr. DeLuca has decided, when they meet Pearson VUE in the spring, they will go over all those questions and get feedback.

Attorney Ellen Balasco: DBR Legal, announces a new member of the

board to the Commission,

Olivia K. Byron, Esq. Currently, Realtors are required to have 10-years' experience prior to sitting on the Commission. The Director's office is considering reducing the minimum requirements for the Realtor positions, to sit on the Board.

Brenda brought up a situation where another agent was sending offers via email. Atty. Balasco made it clear, that in no way electronic mail is a substitute for paper and pen.

Opportunity for Public Comment:

Norma M. Mousseau: Education Director, RIAR had a question about an online course of hers that was rejected several months ago, due to the agency not being current with RI Law. It was a national online course, just as McKissock is a national online course. She wanted to know why had her course been rejected and McKissock has the opportunity to correct or add the revised agency. Brenda Marchwicki was unaware and apologized and offered to re-visit both courses.

Monica Staaf: Legal Counsel, Statewide MLS & RIAR, will be posting a letter on the MLS website about agent/office advertising, as well as electronic mail or signature vs. pen and paper.

Chairperson Iannuccilli asks if there is anything else. Public rests.

**The next Commission Meeting will be on January 9, 2013 at 9:15 A.M.
in conference room 69-1.**

**Chairperson Iannuccilli asks for a motion to adjourn the meeting at
10:24 A.M. Motion is made by Tom and seconded by Bob.**

Respectfully submitted,

William J. DeLuca

Real Estate Administrator