

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

DATE: October 13, 2016

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:

Chairperson Gregory M. Dantas, Lisa Pinsonneault, Olivia Byron, Deborah Cordeiro, Angela Dupouy, Richard Epstein and William J. DeLuca, Real Estate Administrator, DBR.

Non Members Present:

Ellen Balasco, Deputy Chief of Legal Services, Lee-Ann Desilets, Licensing Specialist, DBR, Ann Enos and Dominna Hernandez of Rhode Island Association of Realtors.

William DeLuca called the meeting to order at 9:23 AM.

Introduction of new and current members for the Real Estate Commission Board.

Discussion and approval of previous month's minutes.

William DeLuca asked for a review of the minutes from the previous meeting for September Deborah Cordeiro made a motion to accept the minutes from the previous meeting and seconded by Lisa Pinsonneault. Motion passed.

The following continuing education courses were reviewed submitted for October:

Board member, Virginia Prichett reviewed the courses and William DeLuca presented the recommendations.

MCKISSOCK, LP:

New online:

- Agency Law – A Broker's Perspective**

3 Core

William DeLuca reported that Virginia Prichett stated in her review notes the submission lacked a timeline and other information

necessary for review. McKissock will be contacted to update and resubmit the course.

THE RI ASSOCIATION OF REALTORS: (RAIR)

Renewal, Classroom

- **318 Real Estate Contracts and Forms 101 3 Core**
- **28 Residential Real Estate Closing in RI 3 Core**
- **344 Renovation Lending and How it can Work for you 3 Core**
- **425 Knowledge of Mortgage Types 3 Core**
- **427 Military Relocation Professional Certification 7 CEU**
- **GRI 102 Graduate Realtor Institute 15 CEU**
- **GRI 202 Graduate Realtor Institute 15 CEU**
- **GRI 301 Graduate Realtor Institute 15 CEU**

New Course, Classroom

- **466 Selling a Solar Home 3 Core**
- **463 Appraising Solar 3 Core**
- **465 Solar 101 3 CEU**
- **464 Financing Solar 3 Core**

Renewal, Online

- **460 Transaction Desk by InstaNet (Hands-On) 3 Core**

**Richard Epstein made a motion to above the above courses.
Seconded by Lisa Pinsonneault. All in favor. Motion passed.**

PROVIDENCE PRESERVATION SOCIETY:

Renewal, Classroom

- **2016 Providence Symposium 2 CEU**

**Lisa Pinsonneault made a motion to above the above course.
Seconded by William DeLuca. All in favor. Motion passed.**

INSTRUCTORS:

New

- **Sherry Steele: REB- On Course Real Estate Inc.**
- **Amanda Hannon: RES-William & Stuart Real Estate**
- **Shalimar Albanese: RIAR**
- **Fabiola Brunache: RES-RIAR**
- **Seth Mansor: RIAR**
- **Ethan DeSota: RIAR**
- **Andrew Smith: RIAR**

Renewal

- **Elaine Eccleston: REC- Access America Real Estate School**
- **David M. Wild: REB-RIAR**
- **Rhonda Ivey-Lentini: RES- Dynamic Directions**
- **Deborah Merritt: RIAR**
- **Jennifer Bove: REB: RIAR**

Deborah Cordeiro made a motion to approve the above instructors. Seconded by Chairperson Dantas. All in favor. Motion passed.

William DeLuca turned the meeting over to Chairperson Dantas upon his arrival.

3. Old Business: None.

4. New Business:

Lisa Pinsonneault recommended an amendment to the agenda to discuss the Department legislative changes. Chairperson Dantas made motion, seconded by Deborah Cordeiro. All in favor. Motion passed.

Ellen Balasco updated members on Department legislation regarding language concerning clarifying inclusion of commercial broker activity under the DBR definition of brokers. Also changing the wording of having potential brokers obtain two years' experience "or"

ninety hours of pre-licensing broker education to “and”.

Chairperson Dantas made a motion to amend the agenda to include discussion of Realtors and their involvement with home Inspections. Lisa Pinsonneault seconded the motion. All in favor. Motion passed.

Chairperson Dantas reports that seller’s realtor are requiring the buyer to disclose who they are using as a home inspector. If the home inspector is unacceptable to the realtor they are telling the buyers the home inspector cannot inspect the home and will void the P&S agreement immediately. Ellen Balasco reported that if the affected parties file a complaint with the Department then we will review the conduct. General discussion ensued.

5. Opportunity for Public Comment:

Ann Enos inquired of the Board if home inspectors were licensed. General discussion ensued. She also brought up the word “agent” in the Agency Law. Ellen clarified that DBR refers to licensees but others can call themselves whatever they wish. Agency is a term that also refers to someone acting on your behalf as an agent in law. General discussion ensued.

Next meeting scheduled for November 10, 2016 at 9:15 AM.

Motion to adjourn made by Chairperson Dantas and seconded by

Richard Epstein. All in favor.

Motion passed.

Meeting adjourned at 10:09 AM.

Respectfully submitted,

William J. DeLuca

Real Estate Administrator