

CONNECTICUT REAL ESTATE COMMISSION

MINUTES

May 1st, 2024

The Real Estate Commission Meeting was called to order at 9:31 am by Chairman Castonguay via Microsoft Teams.

COMMISSION MEMBERS PRESENT:

Joseph B. Castonguay, Acting Chairman, Broker - 2nd District
Morag Vance, Public Member - 4th District.
Peter L. Gray, Broker - 4th District
Theodore F. Ells, Public Member - 3rd District.

COMMISSION NOT MEMBERS PRESENT:

Sharon Rinaldi, Salesperson - 1st District.
Amy Bergquist, Broker - 1st District
Linda C. Burnham, Salesperson - 2nd District

COMMISSION VACANCIES:

(1) Public Member

DCP MEMBERS PRESENT:

Jason Cohen, Director of Operations
Rachelle Hyburg, Board Coordinator
Warouny Syharat-Long, Real Estate Examiner
Jill Conklin, Real Estate Examiner
Pamela Brown, Director of Investigations

PUBLIC PRESENT:

Abigail Hayward
Peter Vimini
Holly Bryk
Melissa Cannata
Stephanie Lauffenburger
Matt Felice

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, License Services Division.

MINUTES OF PREVIOUS MEETING:

- Review of the April 3, 2024, meeting minutes.
 - Commissioner Vance made a motion to approve the minutes. Commissioner Ells seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

DCP INVESTIGATION DIVISION COMPLAINT STATUS REPORT

- Complaint status report update.
 - DCP's Jason Cohen gave a report on open complaints/cases.
 - Total Open Cases: 370
 - 01.01.24-04.30.24
 - Closed: 60
 - Extensive discussion on types of complaints and how they are handled.

OLD BUSINESS

- Section 20-324k (c) of the CT Statutes Discussion
 - Tabled from the February meeting. There were concerns with the timing of the 3-business day requirement. No further discussion is needed.

NEW BUSINESS

1. Continuing Education Hardship Waiver/Extension Requests
 - a. Laurie Cantillon-Strazza – RES.0788641
 - i. Commissioner Gray made a motion to deny the request. Commissioner Vance seconded the motion.
 - ii. Discussion regarding how requests have been handled in the past.
 - iii. The motion passed unanimously.

- b. Rebeca Urbina – RES.0818698
 - i. Commissioner Gray made a motion to approve. Commissioner Vance seconded the motion.
 - ii. Discussion: lack of doctor's note prevented the Commission from being able to determine the extent of the hardship.
 - iii. Commissioner Gray withdrew his original motion. Commissioner Gray made a motion to deny the request. Commissioner Vance seconded the motion. The motion passed unanimously.
- c. James H. Uriano – REB.0694600
 - i. Commissioner Gray made a motion to approve a 90-day extension from 5/1/2024. Commissioner Ells seconded the motion. The motion passed unanimously.

2. Continuing Education Equivalency Reviews

- Michael Carfagna – REB.0793139
 - Commissioner Ells made a motion to approve 6 elective credits through equivalency. Commissioner Vance seconded the motion. The motion passed unanimously.
- Matthew Felice – REB.0793291
 - Commissioner Vance made a motion to approve 6 elective credits through equivalency. Commissioner Ells seconded the motion. The motion passed unanimously.
- John Gendron – REB.0755563
 - Commissioner Gray made a motion to approve 6 elective credits through equivalency. Commissioner Vance seconded the motion. The motion passed unanimously.
- Taichi Inoue – REB.0757002
 - Commissioner Gray made a motion to approve 6 elective credits through equivalency. Commissioner Vance seconded the motion. The motion passed unanimously.
- Joan Keating – RES.0762215
 - Commissioner Gray made a motion to deny. Commissioner Vance seconded the motion. The motion passed unanimously.
- Peter Vimini – REB.0789831
 - Commissioner Gray made a motion to accept 9 elective credits through equivalency. Commissioner Vance seconded the motion. The motion passed unanimously.

3. Equivalent credit for Broker Pre-Licensing 15 elective credit requirement
 - a. Holly A Bryk – RES.0817095
 - i. Commissioner Gray made a motion to approve 3 hours of elective credit. Commissioner Vance seconded the motion.
 - ii. Discussion: the courses provided are all related to structural hazards, it is the impression that these topics would all be truncated within one course.
 - iii. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- DCP's Jason Cohen announced that some of the Real Estate staff with DCP will be in attendance of the UConn Real Estate Schools Seminar on 5/3/2024.
- Jason Cohen also notified the Commission that the Real Estate PSI exam review will be scheduled within the next couple of months.
- Commissioner Ells inquired about the Anti-Trust action with buyers, brokers, and commissions.

ADJOURN

The meeting was adjourned at 10:15am.

Respectfully submitted,

Rachelle Hyburg
Board Coordinator

2024 CURRENT BOARD MEETING SCHEDULE

August 7
November 6