

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION
DECEMBER 17, 2020

The Louisiana Real Estate Commission held its regular meeting on Thursday, December 17, 2020, at 10:00 a.m., at 9071 Interline Ave, Baton Rouge, Louisiana, according to regular call, of which all members of the Commission were duly notified, at which meeting the following members were present:

COMMITTEE

Patrick Roberts, Jr., Chairman
Lacy Baaheth, Vice Chairman
Matt Ritchie, Secretary
Synde Devillier
Paula Duncan
Jeffrey Free
Eloise Gauthier
Rodney Greenup, Sr.
Theodore Major
Deanna Norman
Joseph Pappalardo, Jr.

STAFF

Bruce Unangst, Executive Director
Summer Mire, Deputy Director
Arlene Edwards, Legal Counsel
Nikki Wallace
Jenny Yu
Mark Gremillion
Logan Cockerham
Brennan Johnson
Telly Hollis
Damien Smart

GUESTS

Norman Morris – Louisiana REALTORS
Kim Callaway – Louisiana REALTORS
Keith Sylvain
Chip Norman

Commissioner Norman led the invocation; Commissioner Free led the Pledge of Allegiance.

MINUTES

Commissioner Gauthier made motion, seconded by Commissioner Duncan, to approve the minutes of the meeting of November 19, 2020. Motion passed without opposition.

(Attachment A)

COMMITTEE REPORTS:

1. Budget – Commissioner Free reviewed the budget report with the Commissioners.

(Attachment B)

2. Education/Research/Publication – Commissioner Gauthier stated that the 2021 Mandatory Course Train the Trainer sessions were held and there were 44 attendees total.

Commissioner Gauthier requested that commissioners begin to think of possible topics for the 2022 mandatory course. The Regulatory Compliance Division provided Commissioner Gauthier with a list of most common offenses which were: wholesaling; advertising; failure to return deposits; failure to annotate offers/counteroffers; failure to disclose known material defects; knowingly making false representations to a party of a real estate transaction.

Commissioner Gauthier requested that an Education meeting be held in January 2020 to discuss the 2022 mandatory course topic as well as the 2022 commercial mandatory course and the possibility of a 2022 broker mandatory course.

3. Legal/Legislative/Timeshare – No report.
4. Standardized Forms – No report.
5. Errors & Omissions – No report.
6. Technology – Commissioner Greenup stated that he spoke with Mr. Smart regarding current upgrades to workstations, etc. Mr. Smart has updated all PCs and laptops with new anti-virus software for the year.

Commissioners gave the accolades and appreciation to outgoing Chairman Roberts for all of his hard work during this difficult COVID year of 2020.

DIRECTORS REPORT:

Mr. Unangst continued with his appreciation for Chairman Roberts.

Mr. Unangst welcomed new LREC employee, Brennan Johnson, who was hired as an Accountant 1 in the Accounting Division.

Mr. Unangst reminded commissioners that the large cash balance in the budget report will be remitted to RISC Insurance Services for E&O payments of licensees. He also noted that the revenue from the continuing education audit will be increasing over the next few months. Due to COVID, there was a delay in the start date of the audit process.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. Regulatory Compliance Matters:
 - a. Case No. 2020-1172 & 2017-0878: – Scott C. Leggett (SALE.69575.ACT) – Ms. Wallace reviewed the nature of the emergency order to be approved. This matter will be referred for a formal hearing at the next scheduled meeting. Commissioner Gauthier made motion, seconded by Commissioner Devillier, to approve the emergency order as presented. Motion carried without opposition. Commissioner Free recused himself from the vote.
2. Election of 2021 Officers – Commissioner Gauthier made motion, seconded by Commissioner Greenup, to elect Lacy Baaheth as Chairman, Matt Ritchie as Vice-Chairman, and Jeff Free as Secretary for the year 2021. Motion carried without opposition.

EXECUTIVE SESSION

Commissioner Gauthier made motion, seconded by Commissioner Devillier, to enter into executive session to discuss litigation matters. Motion carried without opposition.

Commissioner Gauthier made motion, seconded by Commissioner Devillier, to exit executive session and return to the regular business meeting. Motion carried without opposition.

Commissioner Gauthier made motion, seconded by Commissioner Greenup, to refer the issue of rebates to the Legal/Legislative Committee for further discussion and for legal counsel to send a return letter to REX to notify them that such issue is being reviewed. Motion carried without opposition.

There being no further business, Vice-Chairman Ritchie made motion, seconded by Commissioner Gauthier, to adjourn. Motion passed without opposition.

LACY BAAHETH, CHAIRMAN

JEFF FREE, SECRETARY