

Louisiana Real Estate Commission
State of Louisiana
Office of the Governor

JEFF LANDRY
GOVERNOR



TAYLOR F. BARRAS
COMMISSIONER OF ADMINISTRATION

JANUARY 18, 2024
MEETING MINUTES

On Thursday, January 18, 2024, the Louisiana Real Estate Commission (“LREC” and/or “Commission”) conducted its regularly scheduled, monthly meeting in-person and at the Commission’s domicile office located at 9071 Interline Avenue, Baton Rouge, LA 70809 in accordance with La. R.S. 37:1430 *et seq* and other applicable law.

Commission Members Present:

Ms. Paula Duncan, Chair (Sup. Ct. Dist. 3)	Mr. Jeff Free, Chair (Sup. Ct. Dist. 2)
Mr. Joseph Pappalardo, Jr. Vice Chair (Sup. Ct. Dist. 7)	Mr. Rodney D. Greenup, Sr. (At-Large)
Ms. Synde Devillier, Secretary (Sup. Ct. Dist. 6)	Ms. Doneva Halphen (Sup. Ct. Dist. 1)
Ms. Hanna Chustz (Sup. Ct. Dist. 5)	Mr. Theodore Major (At-Large)
Mr. Tony Cornner (3 rd Congress. Dist.)	Mr. Matt Ritchie (Sup. Ct. Dist. 4)
	Ms. Gladys Smith-Coward (5 th Congress. Dist.)

Commission Members Absent:

None

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Staff Present:

Ms. Summer S. Mire, Executive Director

Mr. Thomas E. Devillier, Dep. Dir./Exec. Counsel

Ms. Arlene C. Edwards, General Counsel

Ms. Allison Burnette

Ms. Karen Carey

Ms. Dusty Evans

Ms. Malissa Fowler

Mr. Mark Gremillion

Ms. Telly Hollis

Ms. Allison OToole

Ms. Courtney Stafford

Mr. Jeremy Travis

Ms. Nikki Wallace

Ms. Sloane Watts

Others Present:

Ms. Kim Callaway

Mr. Wardell Coward

Ms. Andrea Duncan

Ms. Cherrelle Duncan

Ms. Toni Effinger

Ms. Amy Fennell

Ms. Kristie Garrison – Court Reporter

Mr. Karl Landreneau

Mr. Norman Morris

Ms. Annette Porter

Fmr. Commissioner, Rick Roberts

Ms. Erica Taylor

I. CALL TO ORDER

Chairman Paula Duncan called the meeting to order at or about 10:00 a.m. A roll call was conducted in open meeting. See attendance detailed above. Commissioner Major led the invocation, and Chairman Duncan led the Pledge of Allegiance.

II. PLAQUE PRESENTATION TO 2023 CHAIRMAN JEFF FREE

Chairman Duncan presented a plaque and special presentation to Commissioner Free.

III. 2024 LREC OFFICERS – OATH OF OFFICE

Commissioner Free led a “Passing of the Gavel” presentation to Chairman Duncan. Commissioner Free also led Oath of Office presentations for Chairman Duncan, Vice Chairman Pappalardo, and Secretary Devillier.

IV. PUBLIC COMMENTARY

Mr. Roberts wished Commissioner Ritchie a happy birthday. Ms. Cherrelle Duncan congratulated her mother, Chairman Duncan, on her new appointment as Commission Chairman.

V. APPROVAL OF MINUTES OF DECEMBER 14, 2023

Commissioner Ritchie made a motion, which was seconded by Vice Chair Pappalardo, and unanimously approved to adopt the minutes of the December 14, 2023 meeting as written and circulated.

VI. PERSONAL APPEARANCES (SEE OFFICIAL TRANSCRIPT/RECORD)

1. Case No. 2023-1997; In re: Prince A. Farris: Ms. Farris failed to appear for the scheduled hearing due to weather conditions. Accordingly, the scheduled hearing was postponed.

2. Case No. 2023-1998; In re: Shawn E. Honora, Jr.: Mr. Honora appeared for a license application hearing in accordance with R.S. 37:1430 *et seq.* Mr. Honora was placed under oath by Ms. Garrison. Mr. Devillier presented information regarding hearing procedure and questioned Mr. Honora, who confirmed on record that he waived objections to the introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibits. Secretary Devillier made a motion, which was seconded by Commissioner Halphen, to introduce all exhibits submitted *en globo*. Mr. Honora proceeded with his testimony. Commissioner Major made a motion, which was seconded by Commissioner Cornner, to approve Mr. Honora's authorization to obtain a real estate license in accordance with law. The motion carried 6-4 with Commissioners Devillier, Halphen, Ritchie, and Smith-Coward voting in opposition.

3. Case No. 2023-2393; In re: Joshua T. Adams: Mr. Adams appeared for a license application hearing in accordance with R.S. 37:1430 *et seq.* Mr. Adams was placed under oath by Ms. Garrison. Mr. Devillier presented information regarding hearing procedure and questioned Mr. Adams, who confirmed on record that he waived objections to the introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibits. Vice Chair Pappalardo made a motion, which was seconded by Commissioner Greenup, to introduce all exhibits submitted *en globo*. Mr. Adams proceeded with his testimony. Commissioner Smith-Coward made a motion, which was seconded by Commissioner Greenup, to approve Mr. Adams' authorization to obtain a real estate license in accordance with law. The motion carried 6-4 with Commissioners Chustz, Cornner, Major, and Pappalardo voting in opposition.

VII. COMMITTEE REPORTS

1. Budget. Commissioner Major reported regarding the Commission's budget report.

2. Education. Secretary Devillier introduced Mr. Karl Landreneau. Mr. Landreneau appeared on behalf of CCIM Louisiana, requesting approval for a commercial alternative to the 2024 Mandatory Course. Mr. Landreneau delivered an overview of the course "Unlocking Value and Capital – Sales Leaseback Analysis." Mr. Norman Morris appeared on behalf of Louisiana REALTORS® to support the approval of the course. Vice Chair Pappalardo made a motion, which was seconded by Commissioner Greenup, and unanimously approved to approve the course as a commercial alternative to the 2024 Mandatory Course.

3. Legal / Legislative. None.

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4. Standardized Forms. None.

5. Technology. Commissioner Smith-Coward stated that the hearing room will need to have updates to prepare for the ADA compliance rules set by Act 393 of the 2023 Regular Session.

VIII. EXECUTIVE DIRECTOR REPORT

1. Hearing Room Updates. Ms. Mire stated that the Commission will begin pursuing bids for hearing room technology updates during 2024. This pursuit would include updates to audio and video equipment to ensure compliance with Act 393 of the 2023 Regular Session (open meetings via electronic means and disability accommodations).

2. Additional Building Maintenance. Ms. Mire stated that the building suffered a busted HVAC pipe and related expenses due to recent freezing temperatures. Ms. Mire reminded the Commissioners that the Commission's HVAC systems have been having repeated issues and will need to be entirely replaced sooner than later. Ms. Mire stated she has received one quote for replacement but will need to review state procurement laws before moving forward to ensure compliance. Ms. Mire also stated she is reviewing potential landscaping, fencing, and irrigation system replacements.

3. Microsoft Email Issues. Ms. Mire provided an update regarding certain IT issues that affected staff emails from about December 2023-January 2024. Ms. Mire reported that IT Manager, Karen Carey, has been in routine contact with Microsoft to get the remaining issues resolved as quickly as possible.

4. Expired Licenses. Ms. Mire provided an update regarding the number of licenses that were either renewed or expired on or before December 31, 2023. Ms. Mire added that she has received numerous hardship waiver requests and provided final 2023 renewal statistics.

IX. UNFINISHED BUSINESS

None.

X. NEW BUSINESS

1. Wholesaling. Commissioner Greenup asked if the Commission would consider an impromptu discussion about "real estate wholesaling." Commissioner Ritchie made a motion, which was seconded by Vice Chair Pappalardo, and unanimously approved to add the discussion item to the meeting agenda. Commissioner Greenup discussed issues related to wholesaling that recently affected his own business in the New Orleans area. Mr. Devillier was requested to and provided information regarding the Commission's past legislative efforts concerning real estate wholesaling. No final action was recommended.

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XI. EXECUTIVE SESSION

None.

XII. ADJOURNMENT

Commissioner Devillier made a motion to adjourn, which was seconded by Commissioner Greenup, and unanimously approved.