

Louisiana Real Estate Commission
State of Louisiana

Office of the Governor

JEFF LANDRY
GOVERNOR



TAYLOR F. BARRAS
COMMISSIONER OF ADMINISTRATION

MARCH 21, 2024
MEETING MINUTES

On Thursday, March 21, 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. Rodney D. Greenup, Sr. (At-Large)
Mr. Joseph Pappalardo, Jr. Vice Chair (Sup. Ct. Dist. 7)	Ms. Doneva Halphen (Sup. Ct. Dist. 1)
Ms. Synde Devillier, Secretary (Sup. Ct. Dist. 6)	Mr. Theodore Major (At-Large)
Mr. Tony Cornner (3 rd Congress. Dist.)	Mr. Matt Ritchie (Sup. Ct. Dist. 4)
Mr. Jeff Free (Sup. Ct. Dist. 2)	Ms. Gladys Smith-Coward (Sup. Ct. Dist. 5)

Commission Members Absent:

Ms. Hanna Chustz (Sup. Ct. Dist. 5)

Staff Present:

Ms. Summer S. Mire, Executive Director	Mr. Mark Gremillion
Mr. Thomas E. Devillier, Dep. Dir./Exec. Counsel	Ms. Telly Hollis
Ms. Arlene C. Edwards, General Counsel	Ms. Allison OToole
Ms. Celeste Amezcua	Ms. Courtney Stafford
Ms. Karen Carey	Mr. Jeremy Travis

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Ms. Debbie DeFrates

Ms. Nikki Wallace

Ms. Dusty Evans

Ms. Sloane Watts

Ms. Malissa Fowler

Others Present:

Ms. Tara Blank – Court Reporter

Mr. Eric Landry, Louisiana
REALTORS; BREAZEALE, SACHSE
& WILSON, L.L.P.

Mr. Wardell Coward

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. PUBLIC COMMENTARY

None.

III. APPROVAL OF FEBRUARY 15, 2024 REGULAR MEETING MINUTES

Commissioner Halphen made a motion, which was seconded by Commissioner Cornner, and unanimously approved to adopt the minutes of the February 15, 2024 meeting as written and circulated (Exhibit A).

IV. PERSONAL APPEARANCES (SEE OFFICIAL TRANSCRIPT/RECORD)

1. Case No. 2024-0087; In re: Muhammad Zughayer: Prior to the start of the hearing, Secretary Devillier announced she would be recused and not participate in the hearing. Mr. Zughayer requested an eligibility determination and applied for authorization to obtain a real estate license in accordance with R.S. 37:1430 et seq. Mr. Zughayer was placed under oath by Ms. Blank. Ms. Edwards presented information regarding hearing procedure and questioned Mr. Zughayer regarding his willingness to proceed without counsel present. Mr. Devillier questioned Mr. Zughayer, 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 (Exhibit B). Commissioner Greenup made a motion, which was seconded by Commissioner Halphen, to introduce all exhibits submitted *en globo*. Mr. Devillier provided the commissioners with additional information on the case. Mr. Zughayer then proceeded with his testimony. Commissioner Ritchie made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved, authorizing Mr. Zughayer to obtain a real estate license in accordance with law.

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V. COMMITTEE REPORTS

1. Budget. Commissioner Major reported regarding the Commission's budget report (Exhibit C).

2. Education. Secretary Devillier provided an update regarding the March 20, 2024 Education Committee meeting at which the Committee discussed the results of the 2025 Mandatory Course survey (Exhibit D) and current Continuing Education Course Approval Guidelines (Exhibit E). Secretary Devillier also provided details regarding the Commission's current continuing education audit procedures, which topic was also discussed in the referenced Education Committee meeting. Chairman Duncan and Commissioner Ritchie suggested "buyer brokerage representation" as the 2025 Mandatory Course topic. The Commissioners agreed it to be a worthwhile topic but also agreed to fully review the survey results and formally decide on the 2025 Mandatory Course topic at the next Commission meeting.

3. Legal / Legislative. Commissioner Pappalardo began the report by directing the Commissioners to review the materials provided via OnBoard and asked Mr. Devillier to provide a summary of issues being monitored. Mr. Devillier provided a short summary regarding currently pending legislation that could have an impact on the Commission if enacted. Legislation discussed included, in part, HB 716 and SB 60 (universal license recognition), and HB 109 and HB 179 (rules promulgation procedure). Mr. Devillier also provided an update on HB 155, which was passed by the House of Representatives and is awaiting next consideration by the Senate Commerce committee.

4. Standardized Forms. None.

5. Technology. Commissioner Smith-Coward reported that the Commission has received proposals on the website redesign project and will be making its selection soon. Commissioner Smith-Coward also reported that the Commission is in the early stages of soliciting proposals for upgrading the conference room's IT equipment.

VI. EXECUTIVE DIRECTOR REPORT

1. April Commission Meeting Date. Ms. Mire stated that the next Commission meeting will be on Monday, April 15 at 2:00 pm. The schedule change is due to the ARELLO Mid-Year meeting which will take place later that week.

2. Louisiana REALTORS® Breakfast with Business Partners Expo. Ms. Mire stated that the Commission had been invited to attend the Expo by Louisiana REALTORS® on Tuesday, April 9. Ms. Mire stated that Mr. Travis and herself will be in attendance representing the Commission and the Louisiana Real Estate Appraisers Board.

VII. UNFINISHED BUSINESS

None.

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VIII. NEW BUSINESS

Secretary Devillier made a motion, which was seconded by Commissioner Cornner, and unanimously approved to add consideration of the 2024 Mandatory Course – Commercial Alternative Request from Louisiana REALTORS® to the agenda. Eric Landry with Louisiana REALTORS® provided an overview of the course outline (Exhibit F) to the Commissioners. Commissioner Ritchie made a motion, which was seconded by Commissioner Greenup, and unanimously approved to approve the request from Louisiana REALTORS® and add the course as a commercial alternative to the 2024 Mandatory Course.

IX. EXECUTIVE SESSION

None.

X. ADJOURNMENT

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