

**MINUTES OF MEETING**  
**OF**  
**LOUISIANA REAL ESTATE COMMISSION**

**January 15, 2015**

The Louisiana Real Estate Commission held its regular meeting on Thursday, January 15, 2015, 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:

**COMMISSION**

James Gosslee, Chairman  
Lynda Nugent Smith, Vice Chairman  
Evelyn Wolford, Secretary  
Paul Burns  
Archie Carraway  
Jeffrey Donnes  
Kelly Ducote  
Richman Reinauer  
Cynthia Stafford  
Frank Trapani

**STAFF**

Bruce Unangst, Executive Director  
Arlene Edwards, Legal Counsel  
Summer Mire  
Debbie Debrates  
Mark Gremillion  
Robert Maynor  
Ryan Shaw  
Sara Wheeler  
Henk vanDuyvendijk  
Jenny Yu

**GUESTS**

Burk Baker – Burk Baker School of Real Estate & Appraisal  
Lisa Baker – Burk Baker School of Real Estate & Appraisal  
Jean Carraway  
Brei Delahousse – Louisiana REALTORS  
Chris Donaldson – Donaldson Real Estate School  
Amy Fennel – Latter & Blum  
Brent Lancaster – Bob Brooks School of Real Estate  
Norman Morris – Louisiana REALTORS  
Roy Ponthier – ProEducate

Commissioner Burns led the Invocation; Commissioner Trapani led the Pledge of Allegiance.

**PLAQUE PRESENTATION TO 2014 LREC CHAIRMAN BURNS**

2015 LREC Chairman Gosslee presented a plaque of appreciation to 2014 LREC Chairman Burns.

**MINUTES**

Commissioner Wolford made motion, seconded by Commissioner Trapani, to approve the minutes of the meeting of December 18, 2014. Motion passed without opposition.

**PERSONAL APPEARANCES – (See Court Reporter Transcripts for Complete Discussions)**

2. Samantha Junius-Areemont – appeared in connection with her request to re-obtain a real estate license. Commissioner Wolford made motion, seconded by Commissioner Stafford, to allow Ms. Junius-Areemont the opportunity to re-obtain her real estate license. Motion carried without opposition.
3. Linda Cheek- appeared in connection with her request to obtain a real estate license. Commissioner Trapani made motion, seconded by Commissioner Wolford, to allow Ms. Cheek the opportunity to obtain her real estate license. Motion carried without opposition.
4. Steven Kennedy – appeared in connection with his request to obtain a real estate license. Commissioner Trapani made motion, seconded by Commissioner Reinauer, to allow Mr. Kennedy the opportunity to obtain his real estate license. Motion carried 5-4 with Commissioners Ducote, Nugent Smith, Wolford, Donnes voting in opposition.

**COMMITTEE REPORTS:**

1. Budget – Commissioner Stafford reviewed the budget report. She stated that operating and supply costs are down and revenue is up due to renewals. Licensee count is up slightly from last year. She noted that \$52,000 was budgeted for education but money can be moved around if need be for course developments. Commissioner Gosslee asked where licensee renewal was in regards to last year. Mr. Unangst stated that licensee renewal is a little under 3% from last year but overall licensee count is up. Commissioner Wolford asked Mr. Unangst how staff guesstimates what renewal count will be. Mr. Unangst stated that data from past renewal seasons is used to determine where numbers will fall. Commissioner Gosslee asked how licensees were being notified of their delinquent status. Mr. Unangst stated that delinquent letters go out to licensees and their brokers in February. Local boards can obtain a list of current active licensees from LREC staff.

(Attachment A)

2. Education/Research/Publication – Commissioner Trapani stated that the Education committee met prior to the meeting. Motion was made by Commissioner Burns and seconded by Commissioner Wolford to defer, regroup, and revisit the options for the Broker 202/203 mandatory course RFP. Motion carried without opposition.

Commercial Alternative Mandatory Course – Commissioner Reinauer made motion, seconded by Commissioner Burns, to approve a commercial lease course as the alternate mandatory course for licensees in the commercial field. Mr. Unangst noted that the course is already an approved course and this is merely a formality by the Commission. Motion carried without opposition.

3. Legal/Legislative/Timeshare – Commissioner Nugent Smith discussed the current fine schedule for education vendors. She made motion, seconded by Commissioner Trapani, to remove the \$150.00 minimum on errors made by vendors. The \$25 per licensee charge will remain. Commissioners feel the \$150 minimum is a little too punitive for the error and this was not the intent. Mr. Unangst stated that he agrees and also discussed fines for changes made to the instructor of a course. If the Commission is notified of the instructor change prior to the course then a fine will not be charged. Motion carried without opposition. Commissioner Wolford questioned as to why a notary must sign off on a cite and fine violation. Ms. Edwards stated this is necessary because the Executive Director is handling these charges without formally coming before the Commission for approval. The only option would be to change the rule for a new procedure. This item was deferred to Legal/Legislative committee.
4. Standardized Forms – Commissioner Ducote reported that all of the forms are available and ready for use on the Commission website. She mentioned that there have been some reports from licensees in the Lake Charles area in regards to problems they are having with the Water/Sewer addendum.

Mr. Unangst reported that a request from Plaquemines Parish was made to add location proximity of military bases to the Residential Property Disclosure form. Mr. Unangst stated that after speaking to Commissioners, staff responded by letter to Plaquemines Parish stating that the Commission chose not to include this on the Residential Property Disclosure form. Commissioner Wolford feels that this is leading to over disclosure. At what point does it stop? Train tracks, planes, boats, noise pollution, etc. are all problems that aren't disclosed. Mr. Morris stated that he feels that a bill may be filed regarding this issue during the legislative session and that the Commission should reconsider adding this item to the form so that there is no law changes that requires it to be added. Commissioner Wolford thinks that it is a non-issue. Forms are already at the presses for many companies around the state.

5. Strategic Planning – Commissioner Wolford stated that the Strategic Plan draft looks wonderful. Commissioner Nugent Smith stated that a few tweaks need to be made and can be discussed at a future date.
6. Errors & Omissions – No report.
7. Technology – No report.

**DIRECTORS REPORT:**

Mr. Unangst reported that a conference call is scheduled with Facility Planning to finalize settlements and building repairs.

Mr. Unangst is in discussion with the Department of Culture and Tourism to possibly have ARELLO schedule a future district conference in Baton Rouge.

**PUBLIC COMMENT:**

None

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

Stipulation and Consent Orders – Commissioner Burns made motion, seconded by Commissioner Stafford, to approve the stipulation and consent orders as presented to the Commission. Motion carried without opposition. (See Attachment B)

Recovery Fund Claim – Case No. 2015-4: Dominique and Gelnado Turner: Mrs. Stafford explained that a request for a recovery fund claim was made by the Turners. License law allows for \$2000 claim to be made on the recovery fund and final approval lies with the Attorney General's office. Commissioner Wolford made motion, seconded by Commissioner Trapani, to approve the recovery fund claim by the Turners. Motion carried without opposition.

**EXECUTIVE SESSION**

None

There being no further business, Commissioner Burns made motion, seconded by Commissioner Nugent Smith, to adjourn. Motion passed without opposition.

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JAMES GOSSLEE, CHAIRMAN

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EVELYN WOLFORD, SECRETARY