

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION

November 19, 2015

The Louisiana Real Estate Commission held its regular meeting on Thursday, November 19, 2015, at 9:00 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
Kelly Ducote
Steven Hebert
Deanna Norman
Richman Reinauer
Cynthia Stafford
Frank Trapani

STAFF

Bruce Unangst, Executive Director
Arlene Edwards, Legal Counsel
Summer Mire
Mark Gremillion
Telly Hollis
Robert Maynor
Chad Mayo
Ryan Shaw
Stacy Sharpe
Sara Wheeler

GUESTS

Burk Baker – Burk Baker School of Real Estate & Appraisal
Brei Delahoussaye – Louisiana REALTORS
Norman Morris – Louisiana REALTORS

Commissioner Burns led the Invocation; Commissioner Nugent Smith led the Pledge of Allegiance.

SWEARING IN OF NEW COMMISSIONER DEANNA NORMAN

Commissioner Gosslee swore in Commission Norman.

MINUTES

Commissioner Wolford made motion, seconded by Commissioner Trapani, to approve the minutes of the meeting of October, 2015. Motion passed without opposition.

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

1. Eleanor Collins – appeared in connection with her request to obtain a real estate license. Commissioner Trapani made motion, seconded by Commissioner Ducote, to deny Ms. Collins the opportunity to obtain her real estate license. Motion carried 8-1 with Commissioner Hebert voting in opposition.
 2. Kenric Eumont- appeared in connection with his request to obtain a real estate license. Commissioner Hebert made motion, seconded by Commissioner Stafford, to allow Mr. Guillot the opportunity to obtain his real estate license. Motion carried without opposition.
 3. Derrick Johnson – appeared in connection with his request to obtain a real estate license. Commissioner Stafford made motion, seconded by Commissioner Burns, to allow Mr. Johnson the opportunity to obtain his real estate license. Motion carried 7-2 with Commissioners Nugent Smith and Trapani voting in opposition.
 4. Todd Juluke – appeared in connection with his request to obtain a real estate license. Commissioner Hebert made motion, seconded by Commissioner Stafford, to allow Mr. Juluke the opportunity to obtain his real estate license. Motion carried 8-1 with Commissioners Nugent Smith voting in opposition.
 5. Alex Juneau – appeared in connection with his request to obtain a real estate license. Commissioner Trapani made motion, seconded by Commissioner Reinauer, to allow Mr. Juneau the opportunity to obtain his real estate license. Motion carried 8-1 with Commissioner Ducote voting in opposition.
 6. Tiffaney Noguera – appeared in connection with her request to obtain a real estate license. Commissioner Trapani made motion, seconded by Commissioner Reinauer, to allow Ms. Noguera the opportunity to obtain her real estate license. Motion carried 7-2 with Commissioners Norman and Wolford voting in opposition.
- ** Steven Kennedy - Due to missing information, Commissioner Wolford made motion, seconded by Commissioner Ducote, to have Mr. Kennedy come back at a later meeting once new pertinent information regarding his background check was reviewed by staff. After discussion with counsel, Commissioner Hebert made motion, seconded by Commissioner Wolford, to put Mr. Kennedy's request back on the agenda at the end of the personal appearance list. Motion carried without opposition.

7. Marcus Myrick – appeared in connection with his request to obtain a real estate license. Commissioner Hebert made motion, seconded by Commissioner Wolford, to allow Mr. Myrick the opportunity to obtain his real estate license. Motion carried without opposition.
8. William Pritchard – appeared in connection with his request to obtain a real estate license. Commissioner Hebert made motion, seconded by Commissioner Wolford, to allow Mr. Pritchard the opportunity to obtain his real estate license. Motion carried without opposition.
9. Charles Randal – appeared in connection with his request to obtain a real estate license. Commissioner Wolford made motion, seconded by Commissioner Stafford, to allow Mr. Randal the opportunity to obtain his real estate license. Motion carried without opposition.
10. Donna Sprunk – appeared in connection with her request to obtain a real estate license. Commissioner Hebert made motion, seconded by Commissioner Stafford, to allow Ms. Sprunk the opportunity to obtain her real estate license. Motion carried without opposition.
11. Steven Kennedy – appeared in connection with his request to obtain a real estate license. Commissioner Stafford made motion, seconded by Commissioner Reinauer, to allow Mr. Kennedy the opportunity to obtain his real estate license. Motion carried 7-2 with Commissioners Ducote and Nugent Smith voting in opposition.

ADMINISTRATIVE DIVISION – CONFIDENTIAL ASSISTANT – Summer Mire

Ms. Mire gave a brief discussion of her duties and position in the Administrative Division.

COMMITTEE REPORTS:

1. Budget – Commissioner Stafford reported that the budget is in positive financial shape. Licensee count is up and renewals have begun.
2. Education/Research/Publication – Commissioner Trapani stated that there has been some trouble the past few years with vendor compliance in the education department. The staff and Education Committee have created a vendor compliance guide to help this issue. Ms. Ryan Shaw, Public Information Officer, presented the first rough draft of the guide to the commission. Vendors will receive a copy once it is complete and there will be an online electronic version available as well. The plan is to have the guide effective on January 1, 2016. Ms. Stacy Sharpe, Education Division, will be doing outreach to help answer any questions and extend communication with staff. The guide will be available to the commission in December for final review and vote at the December meeting. Commissioner Trapani thanked the staff for their hard work.
3. Legal/Legislative/Timeshare – No report.
4. Standardized Forms – Commissioner Nugent Smith stated that she attended the ARELLO meeting and received a lot of valuable information in the meetings. An important topic was the analysis of out of state licensees and reciprocity. Mr. Unangst has copies of an email to

distribute to commissioners regarding the topics. Another important topic of discussion was cyber issues and security. Commissioner Norman agreed and stated there have been many Craigslist scams in her area where photos are being stolen and reused in scams online. Commissioner Nugent Smith stated that the commission may want to look at cyber insurance for brokers as an option.

5. Strategic Planning – No report.
6. Errors & Omissions – No report.
7. Technology – No report.

DIRECTORS REPORT:

Mr. Unangst stated that the goal of the vendor compliance guide is to reduce vendor reporting errors and ensure compliance by all. The number of errors has reduced to 412 from well over 2000 in the past years. There was a total of 68 errors in this year's audit. All of the hard work has been worth it in reducing errors.

Mr. Unangst discussed the upcoming Instructor Development Workshop course that the commission is offering in place of Train the Trainer. A few open spots are still available at each location. Mr. Unangst asked commissioners to attend the course if possible. The course will be an excellent course in teaching how to teach adults.

Mr. Unangst reported that license renewals have now opened and are available online. The total licensee count is up as stated by Commissioner Stafford.

Mr. Unangst stated that when the commission originally developed the fine schedule for failure to obtain continuing education, third time offenses were decided to have to come before the commission. There are a few third time offenders in this year's audit and they will appear early next year before the commission. The current number is eight but depending on renewals, that number may go down.

Mr. Unangst invited the commission to stay after the December meeting for the annual Christmas luncheon put on by his wife, Shirley.

The Legal/Legislative Committee will meet in December to discuss upcoming law changes for the 2016 legislative session.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

EXECUTIVE SESSION

None

There being no further business, Commissioner Trapani made motion, seconded by Commissioner Wolford, to adjourn. Motion passed without opposition.

JAMES GOSSLEE, CHAIRMAN

EVELYN WOLFORD, SECRETARY