



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

MICHIGAN BOARD OF REAL ESTATE BROKERS AND SALESPERSONS

JUNE 10, 2019 MEETING

APPROVED MINUTES

In accordance with the Open Meetings Act, 1976 PA 267, as amended, the Michigan Board of Real Estate Brokers and Salespersons met on June 10, 2019, at 611 West Ottawa Street, Upper Level Conference Center Room 4, Lansing, Michigan 48933.

CALL TO ORDER

Matthew Davis, Chairperson, called the meeting to order at 10:06 a.m.

ROLL CALL

Members Present: Matthew Davis, Chairperson, Real Estate Associate Broker
Robert Craig, Vice Chairperson, Public Member (arrived 10:10 a.m.)
Hassan Ahmad, Real Estate Associate Broker
Justin Clement, Public Member (arrived 11:17 a.m.)
Patrick Dean, Public Member
Karen Greenwood, Real Estate Salesperson
Natalie Rowe, Real Estate Associate Broker
Sara Storch-Lipnitz, Real Estate Associate Broker (arrived 10:12 a.m.)
Ronald Zupko, Real Estate Associate Broker

Members Absent: None

Staff: Carla Chapman, Analyst, Compliance Section
Dena Marks, Analyst, Boards and Committees Section
Stephanie Wysack, Board Support, Boards and Committees Section

APPROVAL OF AGENDA

MOTION by Dean, seconded by Ahmad, to approve the agenda as presented.

A voice vote followed.

MOTION PREVAILED

APPROVAL OF MINUTES

MOTION by Greenwood, seconded by Zupko, to approve the minutes from April 29, 2019, as written.

A voice vote followed.

MOTION PREVAILED

REGULATORY CONSIDERATIONS

Hearing Reports

MOTION by Greenwood, seconded by Rowe, to receive the Hearing Reports.

A voice vote followed.

MOTION PREVAILED

Mervet Barakat (65-18-001888), Mervet Barakat (65-18-001891), Real Estate Dreams, Inc., and Real Estate Dreams International

MOTION by Craig, seconded by Rowe, to discuss.

A voice vote followed.

MOTION PREVAILED

Discussion was held.

MOTION by Greenwood, seconded by Craig, to suspend Mervet Barakat's licenses for 30 days. All Respondents are fined \$20,000, jointly and severally, to be paid within 60 days. All licenses will be suspended if non-compliant with the above terms.

Discussion was held.

A roll call vote was taken: Yeas: Dean, Greenwood, Rowe, Zupko, Craig, Davis
Nays: None
Recuse: Ahmad

MOTION PREVAILED

Tyrone DeShazer

MOTION by Zupko, seconded by Rowe, to fine the Respondent \$5,000.00 to be paid within 30 days. Respondent shall not apply for relicensure until the fine is paid in full.

Discussion was held.

A roll call vote was taken: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
Zupko, Craig
Nays: Davis

MOTION PREVAILED

Gee Team Investments, LLC d/b/a Gee Team & Associates Realty and Antonio Deshann Gee

MOTION by Greenwood, seconded by Rowe, to fine the Respondents \$5,000.00, jointly and severally, to be paid within 60 days. Respondents shall pay restitution of \$12,500.00, jointly and severely, to be paid within 60 days. Licenses will be suspended if non-compliant with the above terms.

Discussion was held.

A roll call vote was taken: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

Lawrence F. Jasper, II

MOTION by Craig, seconded by Zupko, to suspend the Respondent's license for 180 days and a fine \$22,500.00 to be paid within 60 days. Respondent's license will be suspended if non-compliant with the above terms.

Discussion was held.

A roll call vote was taken: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

Ronald H. Meagher

MOTION by Greenwood, seconded by Dean, to discuss.

A voice vote followed.

MOTION PREVAILED

Discussion was held.

MOTION by Greenwood, seconded by Rowe, to revoke the Respondent's license and a fine of \$5,000.00 to be paid within 60 days.

Discussion was held.

A roll call vote was taken: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

Premier City Property Executives and Samantha Jenne Scott

MOTION by Zupko, seconded by Dean, to revoke both licenses. Respondents are fined \$5,000.00, jointly and severally, to be paid within 60 days.

A roll call vote was taken: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

Melissa Taylor

MOTION by Rowe, seconded by Ahmad, to fine the Respondent \$550.00 to be paid within 60 days. Respondent is placed on probation for a period of 30 days. During the probationary period, Respondent must complete 6 hours of deficient continuing education plus 4 additional hours of continuing education. Respondent's license will be suspended if non-compliant with the above terms.

Discussion was held.

A roll call vote was taken: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

Robert G. Wiltse

Request by Chapman to remove item from the Agenda as it has been dismissed.

MOTION by Craig, seconded by Ahmad, to remove from the Agenda.

Donald J. Rappert

MOTION by Ahmad, seconded by Dean, to accept the Consent Order and Stipulation as presented.

A roll call vote followed: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
 Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

OLD BUSINESS

None

NEW BUSINESS

Resolution Presentation

Craig presented a Resolution to Davis, honoring the time he served on the Michigan Board of Real Estate Brokers and Salespersons.

Elections

Marks ran the election for Chairperson.

MOTION by Rowe, seconded by Storch-Lipnitz, to elect Greenwood as Chairperson.

A roll call vote followed: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
 Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

Marks ran the election for Vice Chairperson.

MOTION by Greenwood, seconded by Zupko, to re-elect Craig as Vice Chairperson.

A roll call vote followed: Yeas: Ahmad, Dean, Greenwood, Rowe, Storch-Lipnitz,
 Zupko, Craig, Davis
Nays: None

MOTION PREVAILED

Master Resolution – Continuing Education Sanctions

Marks presented the Master Resolution Regarding Preapproved Continuing Education Sanctions.

MOTION by Rowe, seconded by Craig, to discuss.

A voice vote followed.

MOTION PREVAILED

Discussion was held.

MOTION by Ahmad to adopt the Master Resolution Regarding Preapproved Continuing Education Sanction, changing the wording on page 2, under section 1 to read “not to exceed 90 days...” and to keep section 7 as written.

Discussion was held.

A roll call vote followed:
Yeas: Ahmad, Dean, Zupko, Craig, Davis
Nays: Greenwood, Rowe, Storch-Lipnitz

MOTION PREVAILED

Rules Discussion

Marks reminded the Board that the Rules Committee Work Group is on June 25, 2019. She reminded the Board that only rules committee members could attend but that recommendations would be brought back to the full board for discussion, once the draft was written.

Chair Report

Davis invited the educators at the meeting to attend the Rules Committee Work Group and encouraged them to continue to be a part of the process. He indicated that he would like the Michigan Association of Realtors to have a meeting, separate from the Board, to discuss the education component of the rules.

Marks clarified that the goal of the Rules Committee Work Groups is to encourage greater public involvement earlier in the rule making process.

Department Update

Marks reminded the Board that the next New Board Member Training is being held on July 31, 2019 and all are welcome to attend. She indicated that anyone wishing to attend should respond to the email sent out by the Bureau.

PUBLIC COMMENT

Brad Viergever, President, from the Commercial Board of Realtors (CBOR) stated that the CBOR is very interested in being more involved in the rules process, especially the commercial side.

Terry Bixler of ROC Real Estate and the Commercial Board of Realtors works with residential brokers and sees the need for more training on the commercial side.

Tony Pearson with the Commercial Alliance of Realtors stated that they have been meeting over the past two years, discussing ways to prevent commercial realtor errors due to the lack of training/education in the field currently.

Nancy Allen, CEO, from the Commercial Board of Realtors stated that she believed that education is the key to ending confusion on the commercial side and that residential realtors should be able to learn commercial realty.

Douglas Todd from the Commercial Board of Realtors, Commercial Association of Realtors West Michigan and Berkshire Hathaway Michigan Realty stated that commercial realty is a different trade skill but there are some similarities with residential realty. He stated that education is necessary in order to perform transactions.

Gwyn Besner with ACME Institute, Inc. stated that she is a subject material expert for PSI in writing exam questions. She stated that there is no commercial matter on the exam that is given. She indicated that she also does peer review and looks forward to being a part of the rules process.

Marguerite Walker asked where she could find the guidelines that are used in making disciplinary decisions. Marks stated that the guidelines are in the statute. She asked about viewing the Master Resolution that was discussed at the meeting today. Wysack informed her that she would have to make a request under the Freedom of Information Act to obtain a copy.

Hayward Little, Jr. stated that he was concerned that the Detroit area was not represented on the Board. He was also concerned that the Fair Housing numbers have not increased over the years and thought that it was something that the Board should address.

ANNOUNCEMENTS

The next regularly scheduled meeting will be held on August 12, 2019 at 10:00 a.m. at 611 West Ottawa Street, Upper Level Conference Center Room 4, Lansing, Michigan 48933.

ADJOURNMENT

MOTION by Craig, seconded by Greenwood, to adjourn the meeting at 11:50 a.m.

A voice vote followed.

MOTION PREVAILED

Minutes approved by the Board on September 27, 2019.

Prepared by: Stephanie Wysack, Board Support
Bureau of Professional Licensing

Date: June 11, 2019