



# Illinois Department of Financial and Professional Regulation

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## Division of Profession Regulation - Real Estate

**ROD R. BLAGOJEVICH**  
Governor

**DEAN MARTINEZ**  
Secretary

**DANIEL BLUTHARDT**  
Director  
Division of Professional Regulation

### MINUTES REAL ESTATE ADMINISTRATION & DISCIPLINARY BOARD June 19, 2008

The Real Estate Administration and Disciplinary Board convened at 11:00 a.m. on June 19, 2008, at the Department of Financial & Professional Regulation Division of Professional Regulation, 100 W. Randolph, Chicago, Illinois for the purpose of conducting a general business meeting.

The following member(s) were present for all or part of the meeting:

Ron Hardgrove, Chairman – Real Estate  
Judie McConville, Member  
Paul Park, Member  
Carol Shields, Member  
Walter Son, Member

The following member(s) were excused from the meeting:

Patrick Sharpe, Member

Also present for all or part of the meeting:

Young Brockhouse, Manager of Licensing & Education  
Mark Oaks, Education Coordinator  
Craig Capilla, Staff Attorney  
Madison Palmer, Law Clerk  
Debra Dolinski, Board Liaison/Administrative Assistant

#### **APPROVAL OF MINUTES:**

**Motion:** A motion made/seconded to approve the May 22, 2008 Real Estate Administration and Disciplinary Board Minutes. Motion passed unanimously.

#### **AGENCY UPDATE:**

Madison Palmer was introduced to the Board; Mr. Capilla mentioned that Enforcement will be using another law clerk from the ALJ's department to assist in the caseload.

Terese Burton is the new real estate investigator that started on June 16<sup>th</sup>; there are also 2 additional postings to replace the investigators that transferred to another department within the Division.

Mr. Hardgrove reported that none of the 3 legislative bills that affect the real estate industry have passed.

The system conversion from CLEAR to ILES still does not have on our website showing the sponsoring broker's name to the sponsored licensee.

There are no scheduled class dates for the Broker Management Course; only presently available as a home study course.

Licensing processed approximately 80% of the broker renewal applications; there are 25,420 active broker licenses which includes new applicants.

July's READ Board Meeting will be in Springfield on July 18<sup>th</sup> at 11:00 AM

### **EDUCATIONAL ADVISORY COUNCIL (EAC):**

EAC approved the following number of applications at today's meeting:

- 6 CE courses
- 2 CE instructors
- 2 pre-license instructor
- 1 denied CE credit for out-of-state CE
- 1 denied for approval of Category E
- 1 request for a permanent extension to complete Broker CE was granted

### **LICENSING:**

The Licensing report reflecting the number of all professional licenses issued within the Real Estate Bureau for May 2008 was distributed.

There was not a report on the passing rate for broker and salesperson's State Examinations

#### Active Real Estate Licensees for May

All Licensees	91,283
Brokers	25,099
Salespersons	54,959
Leasing agents	1,343

### **EXAMINATIONS:**

Distributed was the examination report dated June 19, 2008 that was categorized by "Examinations Completed by Examiner – Licensees with First Examination", "Examinations Completed by Examiner – Compliance Review," and "Examinations – 60 Day Follow-Up" for the month of May. For the month of May, Examinations have conducted 42 audits by using the "Brokerage Verification Report." Examiners completed 54 examinations. The compliance review showed 2 with no pending issues; the 60 day follow up showed 34 offices in compliance, 8 offices "referred to supervisor." Examinations Referred to Supervisor – Closed showed 1 issue resolved; 2 offices have an examination after referral; and 1 "no licensed activity" and 1 being "referred to Prosecutions."

As of June 12, the Division has temporarily suspended examinations of offices except the ones going to legal. Effective immediately, the examiners were reassigned for 60 work days to investigate the

aged cases. The goal is to go through approximately 400 cases from 2006 back to 2003; and if time allows investigate the 2007 cases.

### **INVESTIGATIONS:**

The investigation report was distributed to the Board.

### **PROSECUTIONS:**

The Prosecution's Report was distributed to the Board. Mr. Capilla reported the caseload numbers, case activity for May, the upcoming formal hearings and informal conferences. Mr. Capilla gave an update on the 18 CE formal hearings that was held on June 18, 2008; and mentioned that Prosecutions are going to try to schedule 1 or 2 additional dates per month to conduct informal conferences. An email will be sent to the Board with tentative dates for them to select which ones they will be available to attend. There's also a box of older cases that the statute of limitations has passed or insufficient evidence to proceed with the file that we are looking for Board Members to review and make a recommendation. The Division is suggesting scheduling 3 informal conferences and the remaining time would be reserved to review these files.

### **DELIBERATIONS:**

At 11:40 a.m., a motion made/seconded to go into closed session to deliberate on disciplinary matters and June's CRC recommendations pursuant to the provisions of Section 2 of the Open Public Meeting Act. Motion passed unanimously.

**DPR v. Gideon Adjetey #2007-60938**  
**DPR v. Roxie Monroe #2007-60490**  
**DPR v. John Remington #2007-60611**  
**DPR v. Frederick Graham #2007-60452**

### **REOPEN THE MEETING:**

A motion made/seconded to reopen the closed meeting of the Real Estate Administration and Disciplinary Board at 12:05 p.m.

### **RECOMMENDATIONS:**

Upon reconvening in open session, motion was made, seconded to approve as presented consent orders in the following cases:

**DPR v. Gideon Adjetey #2007-60938**  
**DPR v. Roxie Monroe #2007-60490**

### **RATIFICATIONS:**

Case File Review Committee Members for June 18, 2008 were Judie McConville, Ron Hardgrove and John Botner.

Motion made/seconded to ratify the 18 cases recommended for closure from Investigations from the memo dated June 2, 2008. Motion passed unanimously.

Motion made/seconded to ratify that 5 cases being referred to Prosecutions from Investigations with 1 case receive administrative warning letter and 1 case being close from the memo dated June 2, 2008. Motion passed unanimously.

Motion made/seconded to ratify the 12 cases recommended for closure by Prosecutions from the memo dated June 18, 2008. Motion passed unanimously.

Motion made/seconded to ratify the 10 cases recommended for closure by Prosecutions from the memo dated June 18, 2008. Motion passed unanimously.

### **RECOMMENDATIONS:**

Upon reconvening in open session, motions were made in the following cases:

#### **DPR v. John Remington #2000-60611**

Motion made/seconded that Mr. Remington's real estate license be Refused Renewal until such time he submits proof from Healthcare and Family Services that his child support deficiencies have been satisfied. Motion passed unanimously.

#### **DPR v. Frederick Graham #2007-60452**

Motion made/seconded that Mr. Graham's real estate license be Refused Renewal until such time he submits proof from the Department of Revenue that his Illinois Income taxes, if due and owing, have been paid, and/or returns have been filed. Motion passed unanimously.

### **FINDINGS/CONCLUSIONS/RECOMMENDATIONS:**

The Board signed Findings of Fact, Conclusions of Law and Recommendations to the Director:

**DPR v. Victor Moreno #2002-62280**

**DPR v. Ram Seth #2006-60611**

**DPR v. Eric Bruner #2004-80142**

**DPR v. Ronald Lloyd #2005-60314**

**DPR v. Phillip Prassas #2007-60300**

**ADJOURNMENT:**

Motion made/seconded to adjourn the meeting at 12:15 pm. Motion passed unanimously. The next scheduled meeting of the Real Estate Administration and Disciplinary Board is July 18, 2008 at 500 E Monroe, Springfield, Illinois.

APPROVED:

Respectfully submitted,

REAL ESTATE ADMINISTRATION  
AND DISCIPLINARY BOARD

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Ron Hardgrove, Real Estate Director

DATE: \_\_\_\_\_

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Debra Dolinski, Liaison