



# 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 July 24, 2007

The Real Estate Administration and Disciplinary Board reconvened at 12:15 p.m. on July 24, 2007, at the Department of Financial & Professional Regulation Division of Professional Regulation, 2331 Fountain Square Drive, Lombard, Illinois, 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  
Paul Park, Member  
Patrick Sharpe, Member  
Toni Sherman, Member  
Walter Son, Member

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

Judie McConville, Member  
Carol Shields, Member

Also present for all or part of the meeting:

Young Brockhouse, Manager of Licensing & Education  
Debra Dolinski, Board Liaison/Administrative Assistant

### APPROVAL OF MINUTES:

**Motion:** A motion made/seconded to approve the June 18, 2007 Real Estate Administration and Disciplinary Board Minutes. Motion passed unanimously.

## **AGENCY UPDATE:**

Effective July 1, 2007, Mary Anne Benden is no longer the Director of Enforcement because her contract was not renewed. The Division appointed Eileen Lewalski to be Acting Chief of Prosecution on July 2<sup>nd</sup>. Eileen has subsequently given a 3 week notice that she is leaving the agency. Mr. Bluthardt is reopening the idea of hiring contractual investigators. Prosecutions now have one real estate attorney with 2 law students that are on contract for 1 year; which requires that the prosecutor train them yearly.

The license bill has a slim possibility of passing.

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

There have been 300 brokers that completed the Broker Management Course with 2 failing. The last scheduled training the instructors' seminar for the Broker Management Course will be held on July 31, 2007 at the Double Tree in Oakbrook. EAC approved the following number of applications at the July 19, 2007 meeting:

- 9 CE courses
- 1 pre-license course
- 4 pre-license instructors
- 6 CE instructors
- 1 CE school

## **LICENSING:**

The Licensing report reflecting the number of all professional licenses issued within the Real Estate Bureau for June 30, 2007 was distributed. For the last several months, Licensing averaged issuing 400 new licenses for salespersons.

A report was given on the passing rate for broker and salesperson's State Examinations through May 2007. Mr. Brockhouse reported candidates' scheduling to take the real estate exam is down 25% from last year.

### Active Real Estate Licensees:

All Licensees	90,549
Brokers	29,819
Salespersons	50,198
Leasing agents	1,267

## **FISCAL REPORT:**

Fiscal Reports as of June 30, 2007 were distributed. The report showed the 850 fund having a balance of approximately \$18,669,000.

## **RECESS:**

The Board recessed at 12:35 p.m. The Real Estate Administration and Disciplinary Board resumed its regular meeting at 1:00 p.m.

## **EXAMINATIONS:**

Distributed were three examination reports for the month of June 2007 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 June. Examinations have conducted 77 audits by using the “Brokerage Verification Report.” Examiners completed 15 examinations with 17 not inspected – as authorized. The compliance review showed 5 offices with no pending issues and 4 offices “referred to supervisor; the 60 day follow up showed 28 offices with no pending issues and 11 offices “referred to supervisor.” Examinations Referred to Supervisor – Closed showed 1 exam completed after referral; 3 issues resolved, 1 exam completed after referral and 1 no license activity. Also included was the Finding Summary for the second quarter for 2007.

## **INVESTIGATIONS:**

There is no investigation report to distribute. Mr. Hardgrove mentioned that Robert Bauer, real estate investigator, will be transferring to Mortgage Banking on August 6, 2007.

## **PROSECUTIONS:**

The Prosecution reports were distributed to the Board. Mr. Garvin reported the caseload numbers.

## **DELIBERATIONS:**

At 1:17 p.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.

**BRE v. Anthony Pullos #E1993-44791RE**  
**BRE v. William Fornek #E2004-95RE**  
**BRE v. Patricia Bates #E2006-90RE**  
**BRE v. Sherry Anderson #E2007-44RE**  
**BRE v. Ivan Baker #E2007-45RE**  
**BRE v. Elda Blalock #E2007-49RE**  
**BRE v. Ann Burke #E2007-54RE**  
**BRE v. Catherine Curielli #E2007-67RE**  
**BRE v. Joseph Fortune #E2007-82RE**  
**BRE v. Gary Hall #E2007-90RE**  
**BRE v. James Hawkins #E2007-91RE**  
**BRE v. Erwin Hermanson #E2007-93RE**  
**BRE v. Robert Lewis #E2007-113RE**  
**BRE v. Irene Makris #E2007-117RE**  
**BRE v. John Manahan #E2007-119RE**  
**BRE v. Judith May #E2007-121RE**  
**BRE v. James McAndrews #E2007-122 RE**  
**BRE v. Lanette McAndrews #E2007-123RE**  
**BRE v. Daniel McCartney #E2007-125RE**  
**BRE v. Emma McGee #E2007-127RE**  
**BRE v. Tina Melendez #E2007-130RE**

**BRE v. Harry Norris #E2007-142RE**  
**BRE v. Elizabeth Rademacher #E2007-152RE**  
**BRE v. Jane Rasmussen #E2007-153RE**  
**BRE v. Sharon Thomas #E2007-171RE**  
**BRE v. John Fulton #E2007-186RE**  
**BRE v. Jeffrey Murdy #E2007-190RE**  
**BRE v. Eric Anderson #E2007-43RE**

### **REOPEN THE MEETING:**

A motion made/seconded to reopen the closed meeting of the Real Estate Administration and Disciplinary Board at 1:30 p.m.

### **RATIFICATIONS:**

Case File Review Committee Members for July 18, 2007 were Carol Shields, Ron Hardgrove and Michael Garvin.

Motion made/seconded to ratify the 2 cases recommended for closure from Investigations dated July 5, 2007. Motion passed unanimously.

Motion made/seconded to ratify the 3 case recommended for referral to Prosecutions from Investigations dated July 5, 2007 with 1 issuing an AWL. Motion passed unanimously.

Motion made/seconded to ratify the 8 cases recommended for closure by Prosecutions from the memo dated July 5, 2007. Motion passed unanimously.

Motion made/seconded to ratify the 15 cases recommended for closure by Prosecutions from the memo dated July 23, 2007. Motion passed unanimously.

### **RECOMMENDATIONS:**

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

**BRE v. Anthony Pullos #E1993-44791RE**  
**BRE v. William Fornek #E2004-95RE**  
**BRE v. Patricia Bates #E2006-90RE**  
**BRE v. Sherry Anderson #E2007-44RE**  
**BRE v. Ivan Baker #E2007-45RE**  
**BRE v. Elda Blalock #E2007-49RE**  
**BRE v. Ann Burke #E2007-54RE**  
**BRE v. Catherine Curielli #E2007-67RE**  
**BRE v. Joseph Fortune #E2007-82RE**  
**BRE v. Gary Hall #E2007-90RE**  
**BRE v. James Hawkins #E2007-91RE**  
**BRE v. Erwin Hermanson #E2007-93RE**  
**BRE v. Robert Lewis #E2007-113RE**  
**BRE v. Irene Makris #E2007-117RE**

**BRE v. John Manahan #E2007-119RE**  
**BRE v. Judith May #E2007-121RE**  
**BRE v. James McAndrews #E2007-122 RE**  
**BRE v. Lanette McAndrews #E2007-123RE**  
**BRE v. Daniel McCartney #E2007-125RE**  
**BRE v. Emma McGee #E2007-127RE**  
**BRE v. Tina Melendez #E2007-130RE**  
**BRE v. Harry Norris #E2007-142RE**  
**BRE v. Elizabeth Rademacher #E2007-152RE**  
**BRE v. Jane Rasmussen #E2007-153RE**  
**BRE v. Sharon Thomas #E2007-171RE**  
**BRE v. John Fulton #E2007-186RE**  
**BRE v. Jeffrey Murdy #E2007-190RE**

#### **RECOMMENDATIONS:**

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

**BRE v. Eric Anderson #E2007-43RE**

Motion made/seconded that the above mentioned cases be indefinitely suspended. Motion passed unanimously.

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

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

**BRE v. John Culm #E2007-66RE**  
**BRE v. Catherine Curielli E2007-67RE**  
**BRE v. Betty Davis-Nelson #E2007-69RE**  
**BRE v. George Daye #E2007-70RE**  
**BRE v. John Demma #E2007-71RE**  
**BRE v. Charles Etling #E2007-75RE**  
**BRE v. Gaessler Fairchild #E2007-77RE**  
**BRE v. Terri Faust #E2007-79RE**

#### **ADJOURNMENT:**

Motion made/seconded to adjourn the meeting at 1:40 pm. Motion passed unanimously. The next scheduled meeting of the Real Estate Administration and Disciplinary Board is August 9, 2007 at 100 W. Randolph, Suite 9-300, Chicago, Illinois.

APPROVED:

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Ron Hardgrove, Real Estate Director

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

Respectfully submitted,

REAL ESTATE ADMINISTRATION  
AND DISCIPLINARY BOARD

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Debra Dolinski, Liaison