

Notice of January 6-7, 2016 meeting of Real Estate
Commission Posted to the Real Estate Commission's
web site on
December 30, 2015



Tennessee Real Estate Commission
500 JAMES ROBERTSON PARKWAY
DAVY CROCKETT TOWER NASHVILLE, TN 37243
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Program Website: <http://www.tn.gov/regboards/trec/>

AGENDA

NOTICE of COMMISSION MEETING

Wednesday, January 6, 2016

Thursday, January 7, 2016

500 JAMES ROBERTSON PARKWAY

DAVY CROCKETT TOWER

NASHVILLE, TN 37243

Call To Order: 9:00 A.M. EST

Informal Appearance: Patricia Donice Butler-Reid, Applicant for Affiliate Broker, Donnita Hill, Principal Broker: Individuals desiring licensure with the Commission appear before the Commission in order to determine whether satisfactory proof has been presented to the Commission that the individual bears a good reputation for honesty, trustworthiness, integrity and competence to transact the business of broker, affiliate broker or time-share salesperson pursuant to T.C.A. 62-13-303(a)(1).

Informal Appearance: Whitney Newton, Applicant for Affiliate Broker, Lynda Pennington, Principal Broker: Individuals desiring licensure with the Commission appear before the Commission in order to determine whether satisfactory proof has been presented to the Commission that the individual bears a good reputation for honesty, trustworthiness, integrity and competence to transact the business of broker, affiliate broker or time-share salesperson pursuant to T.C.A. 62-13-303(a)(1).

50 Mile Rule Appearance: Derc Albrecht, Principal Broker; Christopher Wakefield, Rule 1260-02-.01(2) contains a requirement that an affiliate broker (other than a property manager) cannot live more than fifty (50) miles by a straight line calculation from the firm office, but the rule also allows for possible waiver, upon request by the principal broker. Appearances are made for the purpose of the Commission determining whether or not it has been demonstrated to the Commission's satisfaction that the distance involved is not unreasonable and that adequate supervision can be provided, and thus whether waiver will be granted.

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Legal Report: The legal report, presented to the Commission at each meeting, consists of summaries prepared by legal counsel of complaints which have been filed with TREC. The summaries are prepared in an anonymous fashion, and allegations within each complaint are summarized as well as the content of responses given to complaints filed. The Commission discusses the matters to determine whether there is probable cause that a violation of the Broker Act and/or the Commission's rules has taken place, and the Commission authorizes appropriate action. The matters to be presented include:

2015020151
2015017621
2015017661
20150210421
20150211041
20150211081
20150211101
20150211121
20150211141
20150211801
20150211821
20150211841
20150212711
20150213021

Please note that the cases listed include only those in preparation at the time of publication of the Agenda and that after publication and prior to presentation, cases may be supplemented, deleted or added.

Consent Order Log: The Consent Order log consists of a spreadsheet maintained by legal counsel which lists information about Consent Orders which have been authorized by the Commission at previous meetings and sent to Respondents but have not yet been accepted. This log is maintained as a tracking mechanism to ensure that any Consent Order which is not accepted is timely transferred to a litigating attorney to prepare the matter for a formal hearing.

Commission Discussion: The Commission will discuss the process for granting or denying requests for waiver of late fees due to health issues or medical problems.

Commission Discussion: Continue discussion on teams.

Education Report: Rule 1260-05-.01 requires satisfactory completion of certain courses in real estate by applicants for, and holders of, licenses as a broker or affiliate broker. The Broker Act and the Rules establish standards and procedures governing the establishment and operation of courses and instructors designed to satisfy those requirements, including, but not limited to, approval by the Commission. Courses and instructors which have been properly and timely submitted to the Commission and reviewed by the Education Director are presented in a table format to the

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Commission for discussion and determination whether the course should be approved for Tennessee real estate licensees and/or applicants and whether an instructor should be approved to teach a specified course.

Budget: Each month the Commission has an opportunity to review the previous months' budget numbers which are prepared and distributed to Executive Director.

Please note that the order of items on the agenda is subject to change and that after publication and prior to, or during the meeting, items may be supplemented, deleted or added.

Commission meetings will be conducted by permitting participation of the Commission members by electronic or other means of communication if necessary. Any member participation by electronic means shall be audible to the public at the location specified above. The Department of Commerce and Insurance is committed to principles of equal access. If you need assistance with attending this meeting due to a disability please contact the Department's ADA Coordinator at (615) 741-8307.

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