



**HYBRID (IN-PERSON/VIRTUAL)
REAL ESTATE EXAMINING BOARD
Room N208, 4822 Madison Yards Way, 2nd Floor, Madison
Will Johnson (608) 266-2112
August 17, 2023**

The following agenda describes the issues that the Board plans to consider at the meeting. At the time of the meeting, items may be removed from the agenda. Please consult the meeting minutes for a record of the actions of the Board. Be advised that board members may attend meetings designated as "Hybrid" in-person or virtually.

AGENDA

10:00 A.M.

OPEN SESSION – CALL TO ORDER – ROLL CALL

- A. Adoption of Agenda (1-4)**
- B. Approval of Minutes of June 15, 2023 (5-8)**
- C. Reminders: Conflicts of Interest, Scheduling Concerns
- D. Introductions, Announcements and Recognition
- E. Administrative Matters**
 - 1) Department, Staff and Board Updates
 - 2) Board Members – Term Expiration Dates
 - a. Berry, Jeffery K. – 7/1/2026
 - b. Kaleka, Gurmit S. – 7/1/2025
 - c. Lacy, Cathy J – 7/1/2025
 - d. Lauer, Elizabeth A. – 7/1/2022
 - e. Mays, Sonya G. – 7/1/2024
 - f. Pierce, Dennis M. – 7/1/2013
 - g. Richie, Thomas J. – 7/1/2026
- F. Legislative and Policy Matters – Discussion and Consideration
- G. Disciplinary Trends in Real Estate – Discussion and Consideration**
- H. Administrative Rules Matters – Discussion and Consideration (9)**
 - 1) Update: Preliminary Rule Draft: 12 and 25, Relating to License Renewal and Continuing Education
 - 2) Pending or Possible Rulemaking Projects (10)
- I. Report and Possible Action from the Real Estate Contractual Forms Advisory Council – Discussion and Consideration**
 - 1) WB-11 – Residential Offer to Purchase (11-21)

- 2) WB-12 – Farm Offer to Purchase (22-36)
- 3) WB-13 – Vacant Land Offer to Purchase (37-48)
- 4) WB-14 – Residential Condominium Offer to Purchase (49-61)
- 5) WB-15 – Commercial Offer to Purchase (62-73)
- 6) WB-16 – Offer to Purchase – Business with Real Estate (74-90)
- 7) WB-17 – Offer to Purchase - Business without Real Estate (91-102)
- 8) WB-24 – Option to Purchase (103-111)
- 9) WB-47 – Amendment to Buyer Agency/Tenant Representation Agreement (112)

J. Newsletter Matters – Discussion and Consideration

K. Discussion and Consideration of Items Added After Preparation of Agenda:

- 1) Introductions, Announcements and Recognition
- 2) Administrative Matters
- 3) Election of Officers
- 4) Appointment of Liaisons and Alternates
- 5) Delegation of Authorities
- 6) Education and Examination Matters
- 7) Credentialing Matters
- 8) Practice Matters
- 9) Legislative and Policy Matters
- 10) Public Health Emergencies
- 11) Administrative Rule Matters
- 12) Liaison Reports
- 13) Board Liaison Training and Appointment of Mentors
- 14) Informational Items
- 15) Division of Legal Services and Compliance (DLSC) Matters
- 16) Presentations of Petitions for Summary Suspension
- 17) Petitions for Designation of Hearing Examiner
- 18) Presentation of Stipulations, Final Decisions and Orders
- 19) Presentation of Proposed Final Decisions and Orders
- 20) Presentation of Interim Orders
- 21) Petitions for Re-Hearing
- 22) Petitions for Assessments
- 23) Petitions to Vacate Orders
- 24) Requests for Disciplinary Proceeding Presentations
- 25) Motions
- 26) Petitions
- 27) Appearances from Requests Received or Renewed
- 28) Speaking Engagements, Travel, or Public Relation Requests, and Reports

L. **Public Comments**

CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85(1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.).

M. **Deliberation on Department of Legal Services and Compliance (DLSC) Matters**

- 1) **Proposed Stipulations, Final Decisions and Orders**
 - a. 20 REB 042 – Ryan. R. Pattee (113-119)

- b. 20 REB 106 – Shane J. Renard **(120-128)**
- c. 21 REB 013 – Michael J. Baron & Mike and Mike’s Inc DBA PMI of Greater Milwaukee **(129-135)**
- d. 21 REB 127 & 22 MED 017 – Anthony Giglio & Listwithfreedom.com **(Additional Materials)**
- e. 21 REB 129 – William J. Levy **(136-142)**
- f. 22 REB 097 – Jeffrey J. Zuelke & Zuelke Real Estate Corporation **(143-148)**
- 2) Administrative Warnings**
 - a. 23 REB 021 – J.C.L. **(149-150)**
- 3) Case Closings**
 - a. 21 REB 011 – J.M., M.L., E.R. **(151-157)**
 - b. 21 REB 127 & 22 MED 017 – G.L. **(Additional Materials)**
 - c. 21 REB 129 – B.I. **(158-166)**
 - d. 22 REB 112 – R.W. **(167-172)**
 - e. 23 REB 082 – R.M., F.W., G.S. **(173-176)**
- 4) Monitoring Matters (177-178)**
 - a. Jean-Philippe Buanton-Mendoza, Real Estate Salesperson – Requesting Full Licensure **(179-194)**
 - b. Amber Castonguay, Real Estate Broker – Requesting Full Licensure **(195-203)**
 - c. J.A. (Judy) Fuller, Real Estate Broker– Requesting Full Licensure **(204-216)**
 - d. Keith Garot, Real Estate Broker– Requesting Full Licensure **(217-223)**
 - e. Jack Holt, Real Estate Salesperson – Requesting Full Licensure **(224-235)**
 - f. Jordan Luther, Real Estate Salesperson – Requesting Full Licensure **(236-246)**
 - g. Christopher Meneghini, Real Estate Salesperson – Requesting Full Licensure **(247-260)**

N. Deliberation on Proposed Final Decision and Orders

- 1) Terrell Bell – DHA Case Number SPS-23-0004, DLSC Case Number 23 REB 057 **(261-272)**

O. Deliberation of Items Added After Preparation of the Agenda

- 1) Education and Examination Matters
- 2) Credentialing Matters
- 3) DLSC Matters
- 4) Monitoring Matters
- 5) Professional Assistance Procedure (PAP) Matters
- 6) Petitions for Summary Suspensions
- 7) Petitions for Designation of Hearing Examiner
- 8) Proposed Stipulations, Final Decisions and Order
- 9) Proposed Interim Orders
- 10) Administrative Warnings
- 11) Review of Administrative Warnings
- 12) Proposed Final Decisions and Orders
- 13) Matters Relating to Costs/Orders Fixing Costs
- 14) Case Closings
- 15) Board Liaison Training
- 16) Petitions for Assessments and Evaluations
- 17) Petitions to Vacate Orders
- 18) Remedial Education Cases
- 19) Motions
- 20) Petitions for Re-Hearing
- 21) Appearances from Requests Received or Renewed

P. Consulting with Legal Counsel

RECONVENE TO OPEN SESSION IMMEDIATELY FOLLOWING CLOSED SESSION

Q. Vote on Items Considered or Deliberated Upon in Closed Session, if Voting is Appropriate

R. Open Session Items Noticed Above Not Completed in the Initial Open Session

ADJOURNMENT

NEXT MEETING: OCTOBER 19, 2023

MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC, AND MAY BE CANCELLED
WITHOUT NOTICE.

Times listed for meeting items are approximate and depend on the length of discussion and voting. All meetings are held virtually unless otherwise indicated. In-person meetings are typically conducted at 4822 Madison Yards Way, Madison, Wisconsin, unless an alternative location is listed on the meeting notice. In order to confirm a meeting or to request a complete copy of the board's agenda, please visit the Department website at <https://dps.wi.gov>. The board may also consider materials or items filed after the transmission of this notice. Times listed for the commencement of disciplinary hearings may be changed by the examiner for the convenience of the parties. Requests for interpreters for the hard of hearing, or other accommodations, are considered upon request by contacting the Affirmative Action Officer, or reach the Meeting Staff by calling 608-267-7213.