

Notice of February 10, 2016 meeting of Real Estate
Commission Posted to the Real Estate Commission's
web site on February 4, 2016



Tennessee Real Estate
Commission 500 JAMES
ROBERTSON PARKWAY
DAVY CROCKETT TOWER NASHVILLE, TN
37243 Telephone: 615-741-2273 Fax: 615-
741-0313
Program Website: <http://www.tn.gov/regboards/trec/>

AGENDA
NOTICE of COMMISSION
MEETING
Wednesday, February 10, 2016
500 JAMES ROBERTSON
PARKWAY DAVY CROCKETT
TOWER NASHVILLE, TN 37243

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

Introduction of Executive Director: Malcolm Young

Informal Appearance:

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).

**Joseph Michael Harris, Applicant for Affiliate Broker, Kent Ledbetter, Principal Broker
Brandon Wheeler, Applicant for Affiliate Broker, Jackie Desmarais, Principal Broker
Richard Townsend, Applicant for Affiliate Broker, John Thomas Brackeen, Principal Broker**

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50 Mile Rule Appearance:

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.

Melissa Batdorf, Principal Broker; Andrea Driggers, Affiliate Broker

Commission Discussion:

.Teams

.Arello Mid-Year Atlanta April 13-17, 2016

Executive Directors Report:

.Overview of Future Direction of TREC

.Core-On-Line Processes

. Review of Financial and Statistical Reports

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 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.

Legal Report:

Discussion: VLS application

.Request for equivalent security in lieu of an irrevocable letter of credit

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:

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

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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.

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.

20140063321	20150215381
2015012801	20150216871
2015012801	20150215401
20150212631	20150217101
20150227801	20150215421
20150214391	20150214411
20150214441	20150215891
20150214461	20150214811
20150214481	20150215841
20150215911	20150215281
20150215361	20150215301
20150216781	20150215321

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.

ADJOURN