

**NEW HAMPSHIRE REAL ESTATE COMMISSION
MEETING MINUTES
February 18, 2020**

A meeting of the New Hampshire Real Estate Commission was held on Tuesday, February 18, 2020 at 8:30 a.m. at 121 South Fruit Street, Room #B119, Concord, New Hampshire 03301.

Present: Commissioners: Daniel Jones, Richard Hinch, Steven Hyde, Esq. and Susan Doyle.

Also present from OPLC: Division Director Joe Shoemaker, Investigator Michael Porter, Board Administrator Rick Wisler and Bobbie Mayo.

I. CALL TO ORDER –

The meeting was called to order at 8:30 a.m. by Chairman Hinch.

II. READING AND APPROVAL OF THE MINUTES –

Commissioner Jones moved to approve the January 21, 2020 meeting minutes, seconded by Commissioner Doyle. The motion passed unanimously.

III. NEW BUSINESS –

Appointments:

- A. Norman Aboshar – Request to be the principal and manage multiple offices – Norman is the owner of MC440. He is requesting to be the principal for the main Nashua office, the referral portion of the branch which is also run out of the Nashua location and the Hopkington branch. There are currently two licensees in the Hopkington branch, Norm states that the office is open as more of a convenience for the agents in that area. The licensees in that office do all paperwork and attend all meetings and trainings through the Nashua office. Norm states that he plans to visit Hopkington atleast once a week. A motion was made by Commissioner Hyde to approve Mr. Aboshar’s request, seconded by Commissioner Doyle. The motion passed unanimously.

- B. John White – Request to be the principal broker of two separate entities – Mr. White is currently the principal broker of Carrington Real Estate where he oversees the activities of four agents. He would like to be the principal broker for Realty.com, which he already is in the State of Vermont. Realty.com would be

non-competing as he would not be overseeing any agents. Realty.com is a platform which provides leads for agents or hubs for consumers, similar to those of Zillow and Realtor.com. Attorney for Realty.com joined the testimony and explained that having agents is not part of their business plan, but rather to grow the brand to be available to licensees and the public. Currently not doing business in NH. In the future they would like to have other brokers involved for redundancy to allow continuity of operations. Attorney Hyde made a motion to allow Mr. White to be principal broker for the two firms with the condition that if agents are added to Realty.com, that he will need to appear again before the Commission, seconded by Commissioner Jones. Motion was unanimously approved.

IV. OTHER BUSINESS –

Legislation Update –

HB355 – passed/adopted with amendment

HB1324 – ought to pass with amendment

Questions and Comments – Instructor Ann Flanagan voiced her concerns over the requirements for post licensure education for new licensees’. Her concerns relate to the fact that reciprocal applicants are not exempt from the rule. Administrator Wisler will review the rules and make changes as necessary.

A Break was held from 9:15 a.m. to 9:25 a.m.

V. NON-PUBLIC SESSION –

At 9:25 a.m. following an appropriate motion by Commissioner Jones and second by Commissioner Hyde to go in to a non-public session the Commission, by roll call, voted to conduct a non-public session for the purpose of the reading and approval of the non-public minutes of the January 21, 2020 meeting, and evaluating complaints against licensees, accredited individuals, institutions, or organization, or persons charged with practicing unlawful brokerage activity, and noting that such a non-public session is authorized by RSA 91-A:3, II(c), RSA 91-A:5, IV, Lodge v. Knowlton, 11 N.H. 574 (1978), and the Commission’s executive and deliberative privileges. Each member recorded his or her vote on the motion, which passed by the vote of all members present.

VI. PUBLIC MEETING RECONVENED –

At 10:58 a.m. an appropriate motion was made by Commissioner Jones and seconded by Commissioner Doyle, and the Commission unanimously voted, to reconvene the public meeting.

VII. NON-PUBLIC MINUTES SEALED –

On an appropriate motion by Commissioner Hyde and second by Commissioner Doyle the Commission, by roll call, voted to seal the minutes of the non-public session from public disclosure pursuant to RSA 91-A:3, III(c), on the grounds that public disclosure would likely affect adversely the reputation of licensees, accredited individuals, institutions, or organizations, or persons charged with practicing unlawful brokerage activity. RSA 91-A:5, IV, *Lodge v. Knowlton*, 11 N.H. 574 (1978), and the Commission's executive and deliberative privileges. Each member recorded his or her vote on the motion.

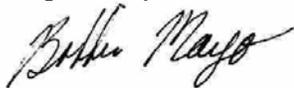
VIII. NEXT MEETING –

The next meeting is scheduled for Tuesday, March 17, 2020 at 8:30 a.m.

IX. MEETING ADJOURNED –

At 11:00 a.m. an appropriate motion was made by Commissioner Hyde, and seconded by Commissioner Doyle to adjourn the meeting. The motion was unanimously approved.

Respectfully submitted,



Bobbie Mayo
Supervisor II