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PUBLIC PROTECTION CABINET  
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## KENTUCKY REAL ESTATE COMMISSION Complaint Screening Committee

### MEETING MINUTES

August 13, 2024

1:00 p.m.

Mayo-Underwood Conference Room 270 SE  
500 Mero Street, Frankfort, Kentucky 40601

**\*This meeting occurred via Microsoft Teams video teleconference, pursuant to KRS 61.826\***

#### Committee Members Present

Chairman Larry Disney  
Commissioner Jennifer Brown-Day

#### KREA Staff

Tracy Carroll, Executive Director  
Gerald Florence, Deputy Executive Director  
Patrick Riley, General Counsel  
René Rogers, Staff Attorney III  
Randy Kloss, KREA Investigator  
Terri Hulette, Executive Administrative Secretary  
Angie Reynolds, Administrative Specialist Senior  
Andrea Helton, KREA Paralegal

#### Call to Order and Guest Welcome

A meeting of the Complaint Screening Committee (“Committee”) was called to order by Chairman Disney at 1:00 p.m. on **August 13, 2024**.

#### Committee Meeting Minutes

Commissioner Day made a motion to approve the **July 16, 2024**, Committee Meeting Minutes as presented. Chairman Disney seconded the motion. With all in favor, the motion carried.

### **Closed Session Case Deliberations**

Chairman Disney made a motion for the Committee to enter closed session, with agency staff and counsel, pursuant to KRS 61.815(1) and 61.810(1)(c) and (1)(j) at 1:15 p.m. to discuss proposed or pending litigation and deliberate on individual adjudications in:

- |             |              |
|-------------|--------------|
| 1. 21-C-057 | 10. 21-C-048 |
| 2. 19-C-101 | 11. 22-C-010 |
| 3. 19-C-105 | 12. 24-C-001 |
| 4. 20-C-023 | 13. 24-C-021 |
| 5. 21-C-001 | 14. 24-C-025 |
| 6. 21-C-004 | 15. 24-C-026 |
| 7. 21-C-005 | 16. 24-C-009 |
| 8. 21-C-015 | 17. 24-C-019 |
| 9. 21-C-017 | 18. 24-C-006 |

Commissioner Day seconded the motion. The motion carried and the Committee entered closed session discussion.

### **Reconvene in Open Session**

At 1:42 p.m., Chairman Disney motioned for the Committee to come out of closed session. Commissioner Day seconded the motion. The motion carried and the Committee reconvened in open session.

### **Committee Recommendations**

Commissioner Day made a motion for the Committee to recommend the full Commission take the following actions:

1. 20-C-023 – Recommend of dismissal. (Commissioner Day abstained from the deliberations and vote, Chairman Disney to propose at Commission meeting).
2. 21-C-057 – General Counsel Patrick Riley provided a status update; nothing will be recommended to the Commission at this time.
3. 19-C-101 – Recommend deferring to September 17, 2024, meeting
4. 19-C-105 – Recommend defer to September 17, 2024, meeting
5. 21-C-001 – Recommend for further investigation
6. 21-C-004 – Recommend of dismissal.
7. 21-C-005 – Recommend for further investigation
8. 21-C-015 – Recommend for further investigation
9. 21-C-017 – Recommend for further investigation
10. 21-C-048 – Recommend for further investigation
11. 22-C-010 – Recommend for further investigation
12. 24-C-001 – Recommend of dismissal.

13. 24-C-021 – Recommended to request a Sworn Answer from the Respondent(s).
  14. 24-C-025 – Recommended to request a Sworn Answer from the Respondent(s).
  15. 24-C-026 – Recommended to request a Sworn Answer from the Respondent(s).
  16. 24-C-009 – Recommended to request a Sworn Answer from the Respondent(s).
  17. 24-C-019 – Recommended to request a Sworn Answer from the Respondent(s).
  18. 24-C-006 – Recommended to request a Sworn Answer from the Respondent(s).
- Recommend the possibility of sending a Cease-and-Desist letter to the Respondent.

Chairman Disney seconded the motion. With all in favor, the motion carried.

**Meeting Adjournment**

Commissioner Day made a motion to adjourn the meeting of the Committee. Chairman Disney seconded the motion. The motion carried and the meeting was adjourned at 1:47 p.m.

**Next Scheduled Meeting**

The next regular meeting of the Kentucky Real Estate Commission’s Complaint Screening Committee is September 17, 2024.