

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

F I N A L M I N U T E S

MEETING OF:

STATE REAL ESTATE COMMISSION

TIME: 10:24 A.M.

Held at

PENNSYLVANIA DEPARTMENT OF STATE

2525 North 7th Street

CoPA HUB, Eaton Conference Room

Harrisburg, Pennsylvania 17110

as well as

VIA MICROSOFT TEAMS

April 2, 2025

State Real Estate Commission

April 2, 2025

COMMISSION MEMBERS:

Kyle Sampson, Chair, Public Member
Annie Hanna Cestra, Vice Chair, Industry Member -
Absent
Guy Saxton, Secretary, Cemetery Member
Jeffrey J. Johnson, Industry Member - Absent
Anne M. Rubin, Industry Member
Armand N. Ferrara Jr., Industry Member
Gaetano P. Piccirilli, Esquire, Public Member -
Absent
Jennifer Thomson, Esquire, Attorney General Designee
Arion R. Claggett, Acting Commissioner, Bureau of
Professional and Occupational Affairs

COMMISSION PERSONNEL:

Dean F. Picarella, Esquire, Commission Counsel
Angela L. Solomon, Esquire, Commission Prosecutor
Caroline A. Bailey, Esquire, Commission Prosecutor
Ashley P. Murphy, Esquire, Commission Prosecutor
Timothy A. Fritsch, Esquire, Commission Prosecution
Liaison
Deon Bowers, Commission Administrator
Elle Thompson, Law Clerk, PA Department of State
Tyesha C. Miley, Esquire, Office of General Counsel,
PA Department of State
Jessica Zukoski, Senior Legal Analyst, PA Department
of State
Richard Morrisette, Deputy Director, Bureau of
Enforcement and Investigation, PA Department of
State
Willow Marsh, Legislative Aide, PA Department of
State

ALSO PRESENT:

Francesca Tracy, Compliance Analyst, CE Shop
Tracy Matroni, Education & Member Services, Lancaster
County Association of Realtors
Katelyn Taylor Czarnik, Senior Litigation Counsel,
Everstory Partners
Annette C. Collier, President, Greater Philadelphia
Association of Realtors

State Real Estate Commission
April 2, 2025

ALSO PRESENT: (cont.)

James Olivieri, Real Estate Broker, Penn-Jersey
Realty, LLC

Lisa Aaron, Professional Standards/Education Manager,
Pennsylvania Association of Realtors

Hank Lerner, Esquire, Pennsylvania Association of
Realtors

Marcus Huertas, Advocacy Manager, Pennsylvania
Association of Realtors

Lisa Ginsburg, Esquire, Bucks County Association of
Realtors

Anne Marie Allen, Member Services and Operations
Manager, Bucks County Association of Realtors

Jacob Hill, Sargent's Court Reporting Service, Inc.

State Real Estate Commission

April 2, 2025

[Pursuant to Section 708(a)(5) of the Sunshine Act, at 9:00 a.m. the Commission entered into Executive Session with Dean F. Picarella, Esquire, Commission Counsel, for the purpose of conducting quasi-judicial deliberations on a number of matters currently pending before the Commission and to receive advice of counsel. The Commission returned to open session at 10:24 a.m.]

[Dean F. Picarella, Esquire, Commission Counsel, informed everyone that the meeting was being recorded, and voluntary participation constituted consent to be recorded.

Mr. Picarella also noted the Commission entered into Executive Session for the purpose of conducting quasi-judicial deliberations on a number of matters currently pending before the Commission and to receive the advice of counsel.]

The regularly scheduled meeting of the State Real Estate Commission was held on Wednesday, April 2,

1 2025. Kyle Sampson, Chair, Public Member, officially
2 called the meeting to order at 10:24 a.m.

3 ***

4 Roll Call/Introduction of Attendees

5 [Deon Bowers, Commission Administrator, provided a
6 roll call of Commission members and introduction of
7 attendees. A quorum of Commission members was
8 present.]

9 ***

10 Pledge of Allegiance

11 [The Pledge of Allegiance was recited.]

12 ***

13 Approval of Minutes of the February 11, 2025 meeting

14 CHAIR SAMPSON:

15 Is there a motion to approve the
16 Minutes from February 11, 2025?

17 COMMISSIONER FERRARA:

18 So moved.

19 CHAIR SAMPSON:

20 Is there a second?

21 MS. RUBIN:

22 I have a correction to the Minutes.

23 CHAIR SAMPSON:

24 State your correction.

25 MS. RUBIN:

1 On page 22 where there is the
2 discussion that we had about the dates
3 for the travel meeting, I'd like to
4 correct two things. One is that the
5 conflict was not based on personal
6 commitments. It was based on a major
7 religious holiday and a statement that
8 a meeting should not be held outside of
9 our normal meetings when we travel on
10 anyone's major religious holiday. And
11 I'd like the Minutes to reflect that it
12 was not about personal commitments.

13 And the other thing in the Minutes
14 that I would like corrected is that it
15 stated that the Commission decided the
16 issue would be tabled. There was never
17 a vote taken by the Commission. It was
18 the Chair that decided that the issue
19 should be tabled.

20 MR. PICARELLA:

21 I guess it is open for discussion as to
22 whether those are acceptable changes to
23 the Minutes.

24 CHAIR SAMPSON:

25 I don't see it the way that

1 Commissioner Rubin sees it, so I would
2 oppose it.

3 Should we take a vote? What's the
4 procedure for that?

5 MR. PICARELLA:

6 You have to take a vote on whether you
7 accept the changes or if you accept it
8 as written. So I guess we should do a
9 vote as to whether the Chair would
10 accept a motion to adopt the Minutes of
11 the February 11, 2025 meeting as
12 presented. And we'll take it from
13 there.

14 CHAIR SAMPSON:

15 And Commissioner Claggett was absent.
16 So you abstain?

17 ACTING COMMISSIONER CLAGGETT:

18 Yes.

19 CHAIR SAMPSON:

20 Is there a motion?

21 MR. FERRARA:

22 So moved.

23 CHAIR SAMPSON:

24 Is there a second?

25 MS. RUBIN:

1 Second.

2 CHAIR SAMPSON:

3 Board Administrator, please call the
4 roll.

5 MS. BOWERS:

6 Kyle Sampson, yes; Guy Saxton, yes;
7 Anne Rubin, no; Armand Ferrara, yes;
8 Jennifer Thomson, yes; Arion Claggett,
9 abstain.

10 [The motion carried. Anne Rubin voted against the
11 motion and Acting Commissioner Claggett abstained
12 from voting on the motion.]

13 ***

14 Report of Prosecutorial Division

15 [Timothy A. Fritsch, Esquire, Commission Prosecution
16 Liaison, on behalf of Ashley Murphy, Esquire,
17 presented the Consent Agreements for Case No. 22-56-
18 012781 and Case No. 22-56-018432.

19 Mr. Fritsch then presented the Consent Agreement
20 for Case Nos. 23-56-005187 & 24-56-006103.

21 Angela L. Solomon, Esquire, Commission
22 Prosecutor, presented the Consent Agreements for Case
23 No. 22-56-011668 and Case No. 24-56-010103. Ms.
24 Solomon withdrew Item No. 6, the Consent Agreement
25 for Case Nos. 21-56-010852 & 23-56-011347, for

1 consideration at a later date.

2 Caroline A. Bailey, Esquire, Commission
3 Prosecutor, presented the Consent Agreement for Case
4 No. 21-56-018617.]

5 MR. PICARELLA:

6 Based upon discussions in Executive
7 Session, I believe the Commission Chair
8 would accept a motion to approve the
9 Consent Agreements presented by the
10 Prosecution at Item No. 2 on the
11 Agenda, Case No. 22-56-012781; Item No.
12 3 on the Agenda, Case No. 22-56-018432;
13 Item No. 5 on the Agenda, Case No. 24-
14 56-010103; Item No. 7 on the Agenda,
15 Case No. 21-56-018617; and Item No. 8
16 on the Agenda, Case No. 23-56-005187
17 and Case No. 24-56-006103.

18 CHAIR SAMPSON:

19 Is there a motion?

20 MR. FERRARA:

21 So moved.

22 CHAIR SAMPSON:

23 Is there a second?

24 MS. RUBIN:

25 Second.

1 CHAIR SAMPSON:

2 Board Administrator, please call the
3 roll.

4 MS. BOWERS:

5 Kyle Sampson, aye; Guy Saxton, aye;
6 Anne Rubin, aye; Armand Ferrara, aye;
7 Jennifer Thomson, aye; Arion Claggett,
8 aye.

9 [The motion carried unanimously. The Respondent's
10 name at Item No. 2, Case No. 22-56-012781, is Rachel
11 M. Novalesi.

12 The Respondent's name at Item No. 3, Case No. 22-
13 56-018432 is Aida Sanchez.

14 The Respondent's name at Item No. 5, Case No. 24-
15 56-010103 is Edwin D. Pope.

16 The Respondent's name at Item No. 7, Case No. 21-
17 56-018617, is Fahad Khan.

18 The Respondents' names at Item No. 8, Case Nos.
19 23-56-005187 & 24-56-006103, are Raymond M. Abboud
20 and 500, Inc.]

21 ***

22 Report of Commission Counsel

23 MR. PICARELLA:

24 Moving to Item No. 4 on the Agenda.

25 Based upon discussions in Executive

1 The first is Item No. 9, Markea A.
2 Golphin. That is Case No. 24-56-
3 011464.

4 Based upon discussions in Executive
5 Session, I believe the Commission Chair
6 would entertain a motion to adopt the
7 hearing examiner's proposed
8 Adjudication and Order and direct
9 Counsel to prepare the Commission's
10 final order.

11 CHAIR SAMPSON:

12 Is there a motion?

13 MR. FERRARA:

14 So moved.

15 CHAIR SAMPSON:

16 Is there a second?

17 MS. RUBIN:

18 Second.

19 CHAIR SAMPSON:

20 Madam Administrator, please call the
21 roll.

22 MS. BOWERS:

23 Kyle Sampson, aye; Guy Saxton, aye;
24 Anne Rubin, aye; Armand Ferrara, aye;
25 Jennifer Thomson, aye; Arion Claggett,

1 aye.

2 [The motion carried unanimously.]

3 ***

4 MR. PICARELLA:

5 With the Chair's approval, I will jump
6 down to Items No. 11 and 12 on the
7 Agenda since there is a recusal on Item
8 No. 10.

9 CHAIR SAMPSON:

10 Please.

11 MR. PICARELLA:

12 Okay. At Item No. 11 on the Agenda and
13 item No. 12, I'm going to do them all
14 together since they stem from one
15 proposed Adjudication and Order. All
16 five of these matters are one proposed
17 A&O.

18 So, based upon discussions in
19 Executive Session, I believe the Chair
20 would entertain a motion at Items No.
21 11 on the Agenda, Lisa McAteer,
22 Alexander T. McAteer, and Carl John
23 Will at Case Nos. 23-56-011481, 23-56-
24 011482, and 23-56-011483; and at Item
25 No. 12 on the Agenda, Scranton Wilkes

1 Barre Regional Realty LLC and Sherrie
2 L. Miller, Case Nos. 23-56-017442 and
3 23-56-017443. The motion would be to
4 direct Counsel to draft a final
5 Adjudication and Order in this matter
6 consistent with the discussions in
7 Executive Session.

8 CHAIR SAMPSON:

9 Is there a motion?

10 MR. FERRARA:

11 So moved.

12 CHAIR SAMPSON:

13 Is there a second?

14 MS. RUBIN:

15 Second.

16 CHAIR SAMPSON:

17 Madam Administrator, please call the
18 roll.

19 MS. BOWERS:

20 Kyle Sampson, aye; Guy Saxton, aye;
21 Anne Rubin, aye; Armand Ferrara, aye;
22 Jennifer Thomson, aye; Arion Claggett,
23 aye.

24 [The motion carried unanimously.]

25 ***

1 MR. PICARELLA:

2 Okay. We'll move back up to Item No. 10
3 on the Agenda. And I believe one of our
4 Commissioners, Anne Rubin, wishes to
5 recuse herself from this matter.

6 Is that correct?

7 MS. RUBIN:

8 That is correct.

9 So what would you like me to do? Do you
10 want me to leave the meeting and come
11 back in?

12 MR. PICARELLA:

13 If you would mute your speaker so you do
14 not hear the discussions. When we are
15 done with the vote, we will do a thumbs
16 up or a hand wave to get you back in.

17 MS. RUBIN:

18 Very good. Thank you.

19 MR. PICARELLA:

20 Okay. I believe Commissioner Rubin is
21 no longer getting the audio of this
22 meeting.

23 At Item No. 10 on the Agenda,
24 Michael Brian Keifer and April
25 Christine Keifer at Case Nos. 23-56-

1 012681 and 23-56-012682, and Frank J.
2 Rinaldi at Case No. 24-56-008852.

3 I believe that the Commission Chair
4 would entertain a motion to direct
5 Counsel to draft a final Adjudication
6 and Order in this matter consistent
7 with the discussions in Executive
8 Session.

9 CHAIR SAMPSON:

10 Is there a motion?

11 MR. FERRARA:

12 So moved.

13 CHAIR SAMPSON:

14 Is there a second?

15 MR. SAXTON:

16 Second.

17 CHAIR SAMPSON:

18 Madam Administrator, please call the
19 roll.

20 MS. BOWERS:

21 Kyle Sampson, aye; Guy Saxton, aye;
22 Armand Ferrara, aye; Jennifer Thomson,
23 aye; Arion Claggett, aye.

24 [The motion carried. Anne Rubin recused herself from
25 voting on the matter.]

[Dean F. Picarella, Esquire, Commission Counsel,
noted that Item No. 9, Case No. 24-56-011464, was an
application case, and the result of that approval was
that Ms. Golphin would have her application for
licensure granted.]

Final Adjudications and Order - None

Regulatory Report

[Dean F. Picarella, Esquire, Commission Counsel,
noted that Marc Farrell, Esquire, Regulatory Counsel,
could not attend the meeting but had provided Mr.
Picarella with updates through email.

Mr. Farrell continues to actively work on the
rulemaking package for general revisions, Regulation
No. 16A-5616. Mr. Farrell also continues working on
the final rulemaking package for broker price
opinions at Regulation No. 16A-5626 and on the final
rulemaking for Act 41 Licensure by Endorsement,
Regulation No. 16A-5625.]

Report of the Commission Chairperson - None

Report of Acting Commissioner - None

Report of Commission Administrator

[Deon Bowers, Commission Administrator, reported that the majority of the 2024 renewal audits had been reviewed, and a full audit should be completed by the end of April 2025.]

Report of Committees

Education/Examination Committee

MR. PICARELLA:

There's one matter to be voted on that was before the Education Committee. It's Item No. 13 on the Agenda, the Broker Examination Request of Jonathan Wallace.

Based upon discussions in Executive Session, I believe the Commission Chair would entertain a motion to provisionally deny the application of Jonathan Wallace to sit for the Broker's License Examination.

CHAIR SAMPSON:

Is there a motion?

MR. FERRARA:

So moved.

1 CHAIR SAMPSON:

2 Is there a second?

3 MR. SAXTON:

4 Second.

5 CHAIR SAMPSON:

6 Madam Administrator, please call the
7 roll.

8 MS. BOWERS:

9 Kyle Sampson, no; Guy Saxton, aye; Anne
10 Rubin, aye; Armand Ferrara, aye;
11 Jennifer Thomson, aye; Arion Claggett,
12 aye.

13 [The motion carried. Kyle Sampson voted against the
14 motion.]

15 ***

16 Application Reviews

17 [Dean F. Picarella, Esquire, Commission Counsel,
18 informed the Commission that No. 14 on the Agenda,
19 the application review of Vincent Michael Besash,
20 would be tabled until Mr. Besash could provide
21 additional information on the matter.]

22 ***

23 Informal Conferences

24 MR. PICARELLA:

25 Item No. 16 of the Agenda. Based upon

1 discussions in Executive Session, I
2 believe the Commission Chair would
3 entertain a motion to approve the
4 application of Timothy Nicholas Tomasic
5 to sit for the salesperson examination.

6 CHAIR SAMPSON:

7 Is there a motion?

8 MR. FERRARA:

9 So moved.

10 CHAIR SAMPSON:

11 Is there a second?

12 MS. RUBIN:

13 Second.

14 CHAIR SAMPSON:

15 Madam Administrator, please call the
16 roll.

17 MR. PICARELLA:

18 Before we do, Chair, during the
19 conference, did Mr. Tomasic say that he
20 has already taken the examination and
21 passed?

22 CHAIR SAMPSON:

23 He did.

24 MR. PICARELLA:

25 So I would ask if the Chair would

1 entertain an adopted motion to grant
2 the Licensure for Examination of a
3 Salesperson application of Timothy
4 Nicholas Tomasic.

5 CHAIR SAMPSON:

6 Is there a motion?

7 MR. FERRARA:

8 So moved.

9 CHAIR SAMPSON:

10 Is there a second?

11 MS. RUBIN:

12 Second.

13 CHAIR SAMPSON:

14 Madam Administrator, please call the
15 roll.

16 MS. BOWERS:

17 Kyle Sampson, aye; Guy Saxton, aye;
18 Anne Rubin, aye; Armand Ferrara, aye;
19 Jennifer Thomson, aye; Arion Claggett,
20 aye.

21 [The motion carried unanimously.]

22 ***

23 Old/New Business - Discussion to Select Dates for
24 Philadelphia and Pittsburgh Meetings

25 [Deon Bowers, Commission Administrator, began a

1 discussion on selecting dates for the Commission's
2 Philadelphia meeting date.

3 Armand N. Ferrara Jr., Industry Member, brought
4 up that the Commission could also explore the
5 possibility of hosting the meeting in Pittsburgh
6 since they did not meet there in 2024. He believed
7 it would be fair to switch between Philadelphia and
8 Pittsburgh each year, so members from each side of
9 the state could be represented and see the Commission
10 in person.

11 Dean F. Picarella, Esquire, Commission Counsel,
12 stated that he agreed with this sentiment, but that
13 it was unlikely that the Commission could meet in
14 either Pittsburgh or Philadelphia in 2025 due to
15 timing and scheduling. He elected to push those two
16 off-site meetings to 2026.

17 Arion R. Claggett, Acting Commissioner, stated
18 that the Commission is not required to host in-person
19 meetings anymore because of Act 100, which allows for
20 a virtual quorum. He expressed that the Commission
21 still has the ability to have in-person meetings, but
22 his schedule for 2025 would not allow him to attend
23 an off-site in Philadelphia. Acting Commissioner
24 Claggett asked Counsel to instead discuss dates for a
25 2026 off-site meeting for Pittsburgh or Philadelphia.

1 Mr. Picarella asked the Commission to consider
2 whether they would prefer to have one in the spring
3 and one in the fall or if they would prefer them
4 consecutively. Acting Commissioner Claggett stated
5 that they should look for dates when colleges are in
6 session, so college students in real estate programs
7 could attend a Commission meeting and see what they
8 consist of.

9 Jennifer Thomson, Esquire, Attorney General
10 Designee, asked the Commission if they would prefer
11 to have an educational building as the meeting
12 location. Acting Commissioner Claggett endorsed this
13 idea but noted that they could also host the meeting
14 at a state building in Pittsburgh. He mentioned that
15 personnel from the Bureau of Professional and
16 Occupational Affairs (BPOA) were being moved to Piatt
17 Place in Pittsburgh, and offered it as a possible
18 venue for the Commission's meeting.

19 Kyle Sampson, Chair, proposed that the matter be
20 tabled until the next meeting after the Commissioners
21 have reviewed their schedules. Mr. Picarella
22 suggested looking at their schedules for February,
23 March, May, September, October, and December 2026.]

24 ***

25 Public Session

1 [Annette C. Collier, President, Greater Philadelphia
2 Association of Realtors, asked the Commission if they
3 knew of any physical or virtual videos providing
4 ethics training for realtors. Arion R. Claggett,
5 Acting Commissioner, affirmed that they have been
6 looking into the matter and would soon provide her
7 with information.

8 Ms. Collier also inquired as to any updates
9 regarding Temple University's goal of providing
10 additional support to returning citizens interested
11 in becoming realtors. Kyle Sampson, Chair, replied
12 that the Commission had yet to follow up on that
13 topic.

14 Dean F. Picarella, Esquire, Commission Counsel,
15 responded that Ms. Collier should contact Temple
16 University regarding the matter since it is their
17 program and not the Commission's.]

18 ***

19 CHAIR SAMPSON:

20 That concludes this meeting of the
21 Pennsylvania Real Estate Commission.

22 Motion to adjourn?

23 MR. FERRARA:

24 So moved.

25 ***

1 [There being no further business, the State Real
2 Estate Commission Meeting adjourned at 11:09 a.m.]

3 ***

4
5 CERTIFICATE

6
7 I hereby certify that the foregoing summary
8 minutes of the State Real Estate Commission meeting,
9 was reduced to writing by me or under my supervision,
10 and that the minutes accurately summarize the
11 substance of the State Real Estate Commission
12 meeting.

13
14 

15 Jacob Hill,

16 Minute Clerk

17 Sargent's Court Reporting
18 Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX

April 2, 2025

TIME	AGENDA
9:00	Executive Session
10:24	Return to Open Session
10:24	Official Call to Order
10:25	Roll Call/Introduction of Attendees
10:27	Pledge of Allegiance
10:28	Approval of Minutes
10:31	Report of Prosecutorial Division
10:45	Report of Commission Counsel
10:51	Report of Commission Administrator
10:52	Committees
10:56	Old/New Business
11:03	Public Session
11:09	Adjournment