

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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: 11:11 A.M.

Held at

PENNSYLVANIA DEPARTMENT OF STATE

2601 North Third Street

One Penn Center, Room C

Harrisburg, Pennsylvania 17110

as well as

VIA MICROSOFT TEAMS

August 15, 2023

State Real Estate Commission
August 15, 2023

COMMISSION MEMBERS:

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

COMMISSION PERSONNEL:

Shawn J. Jayman, Esquire, Commission Counsel
Ray Michalowski, Esquire, Senior Commission
Prosecutor
Timothy A. Fritsch, Esquire, Commission Prosecution
Liaison
Caroline A. Bailey, Esquire, Commission Prosecutor
Ashley P. Murphy, Esquire, Commission Prosecutor
Angela L. Solomon, Esquire, Commission Prosecutor
Deon Bowers, Commission Administrator
Krista Linsenbach, Acting Commission Administrator
Michael McDonald
Jessica Zukoski, Senior Legal Analyst, Department of
State

ALSO PRESENT:

Al Perry, President, Pennsylvania Association of
Realtors
Marcus Huertas, Advocacy Manager, Pennsylvania
Association of Realtors
Sherri Martin, Chief Advocacy Officer, Pennsylvania
Association of Realtors
Lisa Aaron, Professional Standards & Education
Manager, Pennsylvania Association of Realtors
Jamie Farnam, Professional Development Director,
Pocono Mountains Association of Realtors
Justin Thomas, Applicant

State Real Estate Commission
August 15, 2023

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

ALSO PRESENT: (cont.)

Kim Shindle, Director of Communications, Pennsylvania
Association of Realtors
Kurt Miller, Director of Risk Management, Berkshire
Hathaway HomeServices Fox & Roach Realtors
Stephanie Johnston, KENARRI Real Estate Division
Tracy Matroni, Education & Member Services at
Lancaster County Association of Realtors/Keystone
Chapter of the Appraisal Institute

1 ***

2 State Real Estate Commission

3 August 15, 2023

4 ***

5 [Pursuant to Section 708(a)(5) of the Sunshine Act,
6 at 9:00 a.m. the Commission entered into Executive
7 Session with Shawn J. Jayman, Esquire, Commission
8 Counsel, for the purpose of conducting quasi-judicial
9 deliberations on matters currently pending before the
10 Commission that are listed on the agenda. The
11 Commission returned to open session at 11:00 a.m.]

12 ***

13 The regularly scheduled meeting of the State Real
14 Estate Commission was held on Tuesday, August 15,
15 2023. Joseph Tarantino, Chair, Industry Member,
16 officially called the meeting to order at 11:11 a.m.

17 Chair Tarantino welcomed Guy Saxton to the
18 Pennsylvania State Real Estate Commission.

19 ***

20 Roll Call

21 [Joseph Tarantino, Chair, Industry Member, provided a
22 roll call of Commission members.]

23 ***

24 Introduction of Attendees

25 [Deon Bowers, Commission Administrator, provided an

1 introduction of attendees.]

2 ***

3 Miscellaneous - Introduction

4 [Michael McDonald, Policy Director, Department of
5 State, introduced himself and provided a brief
6 history of his professional background. He informed
7 everyone that the policy office supports program
8 areas, including all of the licensing boards and
9 commissions, to keep track of legislation going to
10 the General Assembly.

11 Mr. McDonald noted work closely with Commission
12 Counsel to help review and draft regulations or
13 implement a new policy. He also noted they research
14 what is going on in other jurisdictions and across
15 Pennsylvania that could have an impact on the
16 licensing population or citizens of Pennsylvania.

17 Mr. McDonald encouraged Commission members to
18 reach out to him or Deputy Policy Director Andrew
19 LaFratte as a resource for any questions or concerns.

20 Mr. McDonald thanked Commission members for their
21 service to the licensees and citizens of the
22 Commonwealth of Pennsylvania.

23 Chair Tarantino thanked Mr. McFarland for the
24 presentation.]

25 ***

1 [Shawn J. Jayman, Esquire, Commission Counsel, noted
2 that the meeting was being recorded and voluntary
3 participation constituted consent to be recorded.

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

9

10 Approval of minutes of the July 12, 2023 meeting

11 CHAIR TARANTINO:

12 Can I get a motion for approval of the
13 minutes for July 12?

14 MR. SAMPSON:

15 So moved.

16 CHAIR TARANTINO:

17 Second?

18 MR. JOHNSON:

19 Second.

20 CHAIR TARANTINO:

21 Roll call.

22

23 Joseph Tarantino, aye; Jeffrey Johnson,
24 aye; Annie Hanna Cestra, aye; Joseph
25 McGettigan, abstain; Jennifer Thomson,

1 aye; Guy Saxton, aye; Kyle Sampson,
2 aye; Arion Claggett, aye.

3 [The motion carried. Joseph McGettigan abstained
4 from voting on the motion.]

5 ***

6 [A Formal Hearing was held from 11:20 a.m. until
7 12:04 p.m. in the Matter of the Application to Sit
8 for the Broker's Examination of Autumn Hicks.]

9 ***

10 Report of Prosecutorial Division

11 [Caroline A. Bailey, Esquire, Commission Prosecutor,
12 presented the Consent Agreement for Case Nos. 21-56-
13 016322 & 22-56-002882, Case Nos. 22-56-002883 & 22-
14 56-002884, Case Nos. 20-56-002336 & 20-56-002337,
15 Case No. 22-56-017267, and Case Nos. 22-56-012868 &
16 22-56-012814.]

17 ***

18 [Timothy A. Fritsch, Esquire, Commission Prosecution
19 Liaison, presented the Consent Agreements for Case
20 Nos. 21-56-000073 & 21-56-000074, Case No. 19-56-
21 018353, Case No. 20-56-002206, and Case No. 19-56-
22 006421.]

23 ***

24 [Ashley P. Murphy, Esquire, Commission Prosecutor,
25 presented the Consent Agreement for Case No. 22-56-

1 006553.]

2

3 [Pursuant to Section 708(a)(5) of the Sunshine Act,
4 at 12:31 p.m. the Commission entered into Executive
5 Session with Shawn J. Jayman, Esquire, Commission
6 Counsel, for the purpose of conducting quasi-judicial
7 deliberations on matters currently pending before the
8 Commission that are listed on the agenda. The
9 Commission returned to open session at 12:41 p.m.]

10

11 MOTIONS

12 MR. JAYMAN:

13 Number 3 on the agenda. Based on
14 Executive Session deliberations, I
15 believe the Chairperson would entertain
16 a motion to approve the Consent
17 Agreements for Case Nos. 21-56-016322 &
18 22-56-002882.

19 MR. MCGETTIGAN:

20 So moved.

21 CHAIR TARANTINO:

22 Second?

23 MR. SAMPSON:

24 Second.

25 CHAIR TARANTINO:

1 On the motion?

2

3 Joseph Tarantino, aye; Jeffrey Johnson,
4 not present; Annie Hanna Cestra, aye;
5 Joseph McGettigan, aye; Jennifer
6 Thomson, aye; Guy Saxton, aye; Kyle
7 Sampson, aye; Arion Claggett, aye.

8 [The motion carried unanimously. The Respondent's
9 name is The Boulder Group and John Feeney.]

10

11 MR. JAYMAN:

12 Number 4 on the agenda. Based on
13 Executive Session deliberations, I
14 believe the Chairperson would entertain
15 a motion to approve the Consent
16 Agreement for Case Nos. 22-56-002883 &
17 22-56-002884.

18 MR. SAMPSON:

19 So moved.

20 CHAIR TARANTINO:

21 Second?

22 MS. CESTRA:

23 Second.

24 CHAIR TARANTINO:

25 Joseph Tarantino, aye; Jeffrey Johnson,

1 not present; Annie Hanna Cestra, aye;
2 Joseph McGettigan, aye; Jennifer
3 Thomson, aye; Guy Saxton, aye; Kyle
4 Sampson, aye; Arion Claggett, aye.

5 [The motion carried unanimously. The Respondents'
6 names are Lee & Associates Commercial Real Estate
7 Services and Daniel Barnes.]

8 ***

9 MR. JAYMAN:

10 Number 5 on the agenda. Based on
11 Executive Session deliberations, I
12 believe the Chairperson would entertain
13 a motion to approve the Consent
14 Agreement for Case Nos. 20-56-002336 &
15 20-56-002337.

16 MR. SAMPSON:

17 So moved.

18 CHAIR TARANTINO:

19 Second?

20 MS. CESTRA:

21 Second.

22 MS. BOWERS:

23 Joseph Tarantino, aye; Jeffrey Johnson,
24 not present; Annie Hanna Cestra, aye;
25 Joseph McGettigan, aye; Jennifer

1 Thomson, aye; Guy Saxton, aye; Kyle
2 Sampson, aye; Arion Claggett, aye.
3 [The motion carried unanimously. The Respondents'
4 names are Thomas Simmons and Karen Simmons.]

5 ***

6 MR. JAYMAN:

7 Number 6 on the agenda. Based on
8 Executive Session deliberations, I
9 believe the Chair would entertain a
10 motion to reject the Consent Agreement
11 for Case No. 22-56-017267 as too harsh.

12 MR. MCGETTIGAN:

13 So moved.

14 CHAIR TARANTINO:

15 Second?

16 MR. SAXTON:

17 Second.

18 MS. BOWERS:

19 Joseph Tarantino, aye; Jeffrey Johnson,
20 aye; Annie Hanna Cestra, aye; Joseph
21 McGettigan, aye; Jennifer Thomson, aye;
22 Guy Saxton, aye; Kyle Sampson, aye;
23 Arion Claggett, aye.

24 [The motion carried unanimously.]

25 ***

1 MR. JAYMAN:

2 Number 7 on the agenda. Based on
3 Executive Session deliberations, I
4 believe the Chairperson would entertain
5 a motion to approve the Consent
6 Agreement for Case No. 22-56-012868 &
7 22-56-012814.

8 MR. SAMPSON:

9 So moved.

10 CHAIR TARANTINO:

11 Second?

12 MS. CESTRA:

13 Second.

14 MS. BOWERS:

15 Joseph Tarantino, aye; Jeffrey Johnson,
16 aye; Annie Hanna Cestra, aye; Joseph
17 McGettigan, aye; Jennifer Thomson, aye;
18 Guy Saxton, aye; Kyle Sampson, aye;
19 Arion Claggett, aye.

20 [The motion carried unanimously. The Respondent's
21 name is Anthony F. Diccicco.]

22 ***

23 MR. JAYMAN:

24 Number 8 on the agenda. Based on
25 Executive Session deliberations, I

1 believe the Chairperson would entertain
2 a motion to approve the Consent
3 Agreement for Case Nos. 21-56-000073 &
4 21-56-000074.

5 MR. MCGETTIGAN:

6 So moved.

7 CHAIR TARANTINO:

8 Second?

9 MR. SAMPSON:

10 Second.

11 MS. BOWERS:

12 Joseph Tarantino, aye; Jeffrey Johnson,
13 aye; Annie Hanna Cestra, aye; Joseph
14 McGettigan, aye; Jennifer Thomson, aye;
15 Guy Saxton, aye; Kyle Sampson, aye;
16 Arion Claggett, aye.

17 [The motion carried unanimously. The Respondents'
18 names are Nell Donnelly-O'Boyle and Dwell Real
19 Estate.]

20 ***

21 MR. JAYMAN:

22 Number 9 on the agenda. Based on
23 Executive Session deliberations, I
24 believe the Chair would entertain a
25 motion to reject the Consent Agreement

1 for Case No. 19-56-018353 as too
2 lenient.

3 MR. MCGETTIGAN:

4 So moved.

5 CHAIR TARANTINO:

6 Second?

7 MR. SAMPSON:

8 Second.

9 CHAIR TARANTINO:

10 On the motion?

11

12 Joseph Tarantino, aye; Jeffrey Johnson,
13 aye; Annie Hanna Cestra, aye; Joseph
14 McGettigan, aye; Jennifer Thomson, aye;
15 Guy Saxton, aye; Kyle Sampson, aye;
16 Arion Claggett, aye.

17 [The motion carried unanimously.]

18

19 MR. JAYMAN:

20 Number 10 on the agenda. Based on
21 Executive Session deliberations, I
22 believe the Chair would entertain a
23 motion to approve the Consent Agreement
24 for Case No. 20-56-002206.

25 MR. SAMPSON:

1 So moved.

2 CHAIR TARANTINO:

3 Second?

4 MR. MCGETTIGAN:

5 Second.

6 CHAIR TARANTINO:

7 On the motion?

8

9 Joseph Tarantino, aye; Jeffrey Johnson,
10 aye; Annie Hanna Cestra, aye; Joseph
11 McGettigan, aye; Jennifer Thomson, aye;
12 Guy Saxton, aye; Kyle Sampson, aye;
13 Arion Claggett, aye.

14 [The motion carried unanimously. The Respondent's
15 name is Zhan Su.]

16 ***

17 MR. JAYMAN:

18 Number 11 on the agenda. Based on
19 Executive Session deliberations, I
20 believe the Chairperson would entertain
21 a motion to reject the Consent
22 Agreement for Case No. 19-56-006421 as
23 too lenient.

24 MS. CESTRA:

25 So moved.

1 CHAIR TARANTINO:

2 Second?

3 MR. MCGETTIGAN:

4 Second.

5 CHAIR TARANTINO:

6 On the motion?

7

8 Joseph Tarantino, aye; Jeffrey Johnson,
9 aye; Annie Hanna Cestra, aye; Joseph
10 McGettigan, aye; Jennifer Thomson, aye;
11 Guy Saxton, aye; Kyle Sampson, aye;
12 Arion Claggett, aye.

13 [The motion carried unanimously.]

14

15 MR. JAYMAN:

16 Number 12 on the agenda. Based on
17 Executive Session deliberations, I
18 believe the Chairperson would entertain
19 a motion to approve the Consent
20 Agreement for Case No. 22-56-006553.

21 MR. SAMPSON:

22 So moved.

23 CHAIR TARANTINO:

24 Second?

25 MS. CESTRA:

1 Second.

2 CHAIR TARANTINO:

3 On the motion?

4

5 Joseph Tarantino, aye; Jeffrey Johnson,
6 aye; Annie Hanna Cestra, aye; Joseph
7 McGettigan, aye; Jennifer Thomson, aye;
8 Guy Saxton, aye; Kyle Sampson, aye;
9 Arion Claggett, aye.

10 [The motion carried unanimously. The Respondent's
11 name is Frank Doman.]

12

13 Report of Commission Counsel - Proposed Adjudication
14 and Order

15 MR. JAYMAN:

16 Number 13 on the agenda. Based on
17 Executive Session deliberations, I
18 believe the Chairperson would entertain
19 a motion to adopt the Proposed
20 Adjudication and Substitute the
21 Commission's Order in the Matter of
22 Carmela Marie Longo, Case No. 20-56-
23 001841.

24 CHAIR TARANTINO:

25 Motion?

1 MR. MCGETTIGAN:

2 So moved.

3 CHAIR TARANTINO:

4 Second?

5 MR. SAMPSON:

6 Second.

7 CHAIR TARANTINO:

8 On the motion?

9

10 Joseph Tarantino, aye; Jeffrey Johnson,
11 aye; Annie Hanna Cestra, aye; Joseph
12 McGettigan, aye; Jennifer Thomson, aye;
13 Guy Saxton, aye; Kyle Sampson, aye;
14 Arion Claggett, aye.

15 [The motion carried unanimously.]

16

17 Report of Commission Counsel - Final Adjudication
18 and Order

19 MR. JAYMAN:

20 Numbers 14 through 16 Final
21 Adjudication and Orders. Based on
22 Executive Session deliberations, I
23 believe the Chairperson would entertain
24 a motion to issue a Final Adjudication
25 and Order in the matter of David A.

1 Pesci, Case No. 22-56-017312; Jackie
2 Singer, Case No. 22-56-008132; Lamont
3 E. Whitest, Case No. 23-56-002050; and
4 Manuel Joseph, Case No. 22-56-011249.

5 CHAIR TARANTINO:

6 Motion?

7 MR. SAMPSON:

8 So moved.

9 CHAIR TARANTINO:

10 Second?

11 MR. MCGETTIGAN:

12 Second.

13 CHAIR TARANTINO:

14 Roll call.

15

16 Joseph Tarantino, aye; Jeffrey Johnson,
17 aye; Annie Hanna Cestra, aye; Joseph
18 McGettigan, aye; Jennifer Thomson, aye;
19 Guy Saxton, aye; Kyle Sampson, aye;
20 Arion Claggett, aye.

21 [The motion carried unanimously.]

22

23 Report of Commission Counsel - Motions

24 MR. JAYMAN:

25 Numbers 18 through 20. Based on

1 Executive Session deliberations, I
2 believe the Chairperson would entertain
3 a motion to grant the Motion to Deem
4 Facts Admitted and Enter Default and
5 direct Commission counsel to prepare an
6 Adjudication and Order in accordance
7 with discussions in Executive Session
8 in the matters of Robert K. Vogely,
9 Case No. 23-56-005123; John M. Hammes,
10 Case No. 23-56-005292; and Gregory F.
11 Wilson, Case No. 20-56-007306.

12 CHAIR TARANTINO:

13 Motion?

14 MS. CESTRA:

15 So moved.

16 CHAIR TARANTINO:

17 Second?

18 MR. SAMPSON:

19 Second.

20 CHAIR TARANTINO:

21 Roll call.

22
23 Joseph Tarantino, aye; Jeffrey Johnson,
24 aye; Annie Hanna Cestra, aye; Joseph
25 McGettigan, aye; Jennifer Thomson, aye;

1 Guy Saxton, aye; Kyle Sampson, aye;
2 Arion Claggett, aye.

3 [The motion carried unanimously.]

4 ***

5 Report of Commission Counsel - Matters for
6 Deliberation

7 MR. JAYMAN:

8 Numbers 21 and 22. Based on Executive
9 Session deliberations, I believe the
10 Chairperson would entertain a motion to
11 direct Commission counsel to draft a
12 Memorandum and Order consistent with
13 discussions in Executive Session in the
14 matters for Case No. 21-56-003088,
15 Heather Spangler and Case No. 22-56-
16 005951, Bobbette A. James.

17 CHAIR TARANTINO:

18 Motion?

19 MR. MCGETTIGAN:

20 So moved.

21 CHAIR TARANTINO:

22 Second?

23 MR. SAMPSON:

24 Second.

25 CHAIR TARANTINO:

1 Roll call.

2

3 Joseph Tarantino, aye; Jeffrey Johnson,
4 aye; Annie Hanna Cestra, aye; Joseph
5 McGettigan, aye; Jennifer Thomson, aye;
6 Guy Saxton, aye; Kyle Sampson, aye;
7 Arion Claggett, aye.

8 [The motion carried unanimously.]

9

10 MR. JAYMAN:

11 Number 23. Based on Executive Session
12 deliberations, I believe the
13 Chairperson would entertain a motion to
14 direct Commission counsel to draft an
15 Order granting the Motion for
16 Withdrawal of Citation in the Matter of
17 Michael J. Maier, Case No. 22-56-
18 008472.

19 CHAIR TARANTINO:

20 Motion?

21 MS. CESTRA:

22 So moved.

23 CHAIR TARANTINO:

24 Second?

25 MR. SAMPSON:

1 Second.

2 CHAIR TARANTINO:

3 Roll call.

4

5 Joseph Tarantino, aye; Jeffrey Johnson,
6 aye; Annie Hanna Cestra, aye; Joseph
7 McGettigan, aye; Jennifer Thomson, aye;
8 Guy Saxton, aye; Kyle Sampson, aye;
9 Arion Claggett, aye.

10 [The motion carried unanimously.]

11 ***

12 Report of Commission Chairperson - No Report

13 [Joseph Tarantino, Chair, Industry Member, had
14 nothing to report but noted the next scheduled
15 Commission meeting would be on October 3 in
16 Harrisburg.]

17 ***

18 Report of Acting Commissioner - No Report

19 ***

20 Report of Commission Administrator

21 [Deon Bowers, Commission Administrator, reported the
22 processing time frame has come down to about one to
23 two weeks for salespersons and about two to three
24 weeks for broker applications.]

25 ***

1 Report of Committees - Education/Examination

2 MS. CESTRA:

3 The Education Committee at item 24,
4 Glenn W. Grau, would like to move that
5 we send the application reviewed asking
6 them for more specific information on
7 their experience.

8 I motion.

9 MR. MCGETTIGAN:

10 I'll second it.

11 CHAIR TARANTINO:

12 Roll call.

13

14 Joseph Tarantino, aye; Jeffrey Johnson,
15 aye; Annie Hanna Cestra, aye; Joseph
16 McGettigan, aye; Jennifer Thomson, aye;
17 Guy Saxton, aye; Kyle Sampson, nay;
18 Arion Claggett, aye.

19 [The motion carried. Kyle Sampson opposed the
20 motion.]

21

22 MS. CESTRA:

23 I make the motion that we need to ask,
24 number 28, Broker v. Agent
25 Responsibilities CE Course be sent back

1 asking for a revision of the outline.

2 CHAIR TARANTINO:

3 Do I have a second?

4 MR. SAMPSON:

5 Second.

6 CHAIR TARANTINO:

7 Roll call.

8

9 Joseph Tarantino, aye; Jeffrey Johnson,

10 aye; Annie Hanna Cestra, aye; Joseph

11 McGettigan, aye; Jennifer Thomson, aye;

12 Guy Saxton, aye; Kyle Sampson, aye;

13 Arion Claggett, aye.

14 [The motion carried unanimously.]

15 ***

16 MS. CESTRA:

17 I make the motion that we deny the

18 Application of item 25, Njide

19 Chukwumezie.

20 CHAIR TARANTINO:

21 Second?

22 MR. SAMPSON:

23 Second.

24 CHAIR TARANTINO:

25 Roll call.

1

2

Joseph Tarantino, aye; Jeffrey Johnson,

3

aye; Annie Hanna Cestra, aye; Joseph

4

McGettigan, aye; Jennifer Thomson, aye;

5

Guy Saxton, aye; Kyle Sampson, aye;

6

Arion Claggett, nay.

7

[The motion carried. Arion Claggett opposed the

8

motion.]

9

10 MS. CESTRA:

11

I make the motion, item 26, that we

12

approve the License Application for

13

Thao Nguyen.

14 CHAIR TARANTINO:

15

Second?

16 MR. MCGETTIGAN:

17

Second.

18 CHAIR TARANTINO:

19

Roll call.

20

21

Joseph Tarantino, aye; Jeffrey Johnson,

22

aye; Annie Hanna Cestra, aye; Joseph

23

McGettigan, aye; Jennifer Thomson, aye;

24

Guy Saxton, aye; Kyle Sampson, aye;

25

Arion Claggett, aye.

1 [The motion carried unanimously.]

2 ***

3 MS. CESTRA:

4 I'd like to make the motion to approve
5 two CE courses. The first one item 27,
6 CE: Understanding Standard Forms and
7 item 30, The Ethical Agent:
8 Understanding Agency, Fair Housing, and
9 Ethics.

10 CHAIR TARANTINO:

11 Second?

12 MR. SAMPSON:

13 Second.

14 CHAIR TARANTINO:

15 Roll call.

16
17 Joseph Tarantino, aye; Jeffrey Johnson,
18 aye; Annie Hanna Cestra, aye; Joseph
19 McGettigan, aye; Jennifer Thomson, aye;
20 Guy Saxton, aye; Kyle Sampson, aye;
21 Arion Claggett, aye.

22 [The motion carried unanimously.]

23 ***

24 MR. JOHNSON:

25 I'd like to move to approve item 29,

1 CE: Seller Representative Specialist.

2 CHAIR TARANTINO:

3 Second?

4 MR. SAMPSON:

5 Second.

6 CHAIR TARANTINO:

7 Roll call.

8

9 Joseph Tarantino, aye; Jeffrey Johnson,

10 aye; Annie Hanna Cestra, recuse; Joseph

11 McGettigan, aye; Jennifer Thomson, aye;

12 Guy Saxton, aye; Kyle Sampson, aye;

13 Arion Claggett, aye.

14 [The motion carried unanimously.]

15 ***

16 Report of Committees - Enforcement - Application

17 Review

18 MR. MCGETTIGAN:

19 The Enforcement Committee met prior to

20 the start of today's meeting in an

21 Informal Conference to review

22 applications. I'd like to make a

23 motion that the Application of Justin

24 Thomas be approved with no

25 restrictions.

1 CHAIR TARANTINO:

2 Second?

3 MR. SAMPSON:

4 Second.

5 CHAIR TARANTINO:

6 Roll call.

7

8 Joseph Tarantino, aye; Jeffrey Johnson,

9 aye; Annie Hanna Cestra, aye; Joseph

10 McGettigan, aye; Jennifer Thomson, aye;

11 Guy Saxton, aye; Kyle Sampson, aye;

12 Arion Claggett, aye.

13 [The motion carried unanimously.]

14

15 MR. MCGETTIGAN:

16 I make a motion that the Application of

17 Lamar Haden be approved contingent with

18 him agreeing to accept probation

19 through his criminal probation.

20 CHAIR TARANTINO:

21 Second?

22 MR. SAMPSON:

23 Second.

24 CHAIR TARANTINO:

25 Roll call.

1

2

Joseph Tarantino, aye; Jeffrey Johnson,

3

aye; Annie Hanna Cestra, aye; Joseph

4

McGettigan, aye; Jennifer Thomson, aye;

5

Guy Saxton, aye; Kyle Sampson, aye;

6

Arion Claggett, aye.

7

[The motion carried unanimously.]

8

9

MR. MCGETTIGAN:

10

I make a motion that the Applications

11

of Francheska D. Sanchez and Maurice

12

Morris be denied and given the right to

13

Informal Conferences.

14

CHAIR TARANTINO:

15

Second?

16

MS. CESTRA:

17

Second.

18

CHAIR TARANTINO:

19

Roll call.

20

21

Joseph Tarantino, aye; Jeffrey Johnson,

22

aye; Annie Hanna Cestra, aye; Joseph

23

McGettigan, aye; Jennifer Thomson, aye;

24

Guy Saxton, aye; Kyle Sampson, nay;

25

Arion Claggett, aye.

1 [The motion carried. Kyle Sampson opposed the
2 motion.]

3

4 Report of Committees - Enforcement - Informal
5 Conferences

6 MR. MCGETTIGAN:

7

8

9

10 CHAIR TARANTINO:

11

12

13

14

15

16

17

18

19

20

21

22 [The motion carried unanimously.]

23

24 Public Comment

25

[Al Perry, President, Pennsylvania Association of

1 Realtors (PAR), provided an update regarding the
2 housing market. He reported that most of their
3 members continue to see a steady market with demand
4 staying strong for homes. He addressed their
5 preliminary report from July showing an increase in
6 prices with the median sale price around \$226,000
7 compared to \$208,000 about a year ago.

8 Mr. Perry stated the inventory remains a
9 challenge in most of the markets throughout the state
10 and reported a decrease of 27 percent in July but
11 down more than 70 percent compared to July 2018. He
12 noted transactions are down more than 20 percent
13 compared to this time last year due to the need for
14 more housing units, along with higher interest rates.

15 Mr. Perry noted the chief economist at the
16 National Association of Realtors, Lawrence Yun,
17 estimated that underbuilding for over a decade has
18 caused a shortage of about 5 million homes to meet
19 demand. He also noted the most recent National
20 Association of Realtors 2023 member profile showed
21 that more than 30 percent of their realtors named
22 lack of inventory as the most critical factor
23 limiting potential clients from purchasing homes.

24 Mr. Perry addressed feedback from local
25 association executives noting that individuals trying

1 to schedule their Real Estate Exams are experiencing
2 significant delays. He asked whether the Commission
3 was aware of the issue or whether Pearson VUE has a
4 plan to address the delays.

5 Acting Commissioner Claggett requested a list of
6 folks having difficulty scheduling the exam because
7 the Commission was not aware of the issue.

8 Mr. Perry reported full classes from local
9 associations for introductory courses for people
10 interested in the real estate market as a career. He
11 noted a drop in renewals but a steady flow of new
12 licensees, so it has not caused much of an impact in
13 membership.

14 Stephanie Johnston, KENARRI Real Estate Division,
15 noted being a licensed real estate broker in New
16 York, Pennsylvania, and Florida. She stated New York
17 State is not reciprocating with Pennsylvania any
18 longer and asked whether Pennsylvania would be doing
19 any kind of waiver.

20 Ms. Johnston noted being a resident of
21 Pennsylvania living 4 miles to the New York State
22 border and mentioned that it was easier for her to
23 receive a broker's license in New York State to
24 reciprocate to Pennsylvania. She mentioned that
25 Pennsylvania touches six states and is only

1 reciprocating with Maryland. She asked whether the
2 Commission was considering a good neighbor waiver,
3 noting that Pennsylvania has the highest education
4 requirements to become a broker at 240, where
5 salespersons and brokers are almost doubling all the
6 other states.

7 Ms. Johnston addressed the difficulty of
8 completing the education when only 90 hours are
9 online for The CE Shop for a broker. She reported
10 Florida has broken down their hours and requires 63
11 for a salesperson and 45 for renewal and 72 for
12 brokers and 60 for renewal. She agreed that
13 salespeople and brokers need to be educated but
14 suggested the Commission look at the education
15 requirements again or maybe waivers.

16 Ms. Cestra commented that Pennsylvania was very
17 instrumental when reciprocity started in getting so
18 many different states to be reciprocal. She noted
19 that New York decided they did not want to be
20 reciprocal anymore and New Jersey would not be
21 reciprocal with anybody.

22 Chair Tarantino also noted PAR was very involved
23 when Pennsylvania got reciprocity with many states
24 but then they just fell by the wayside.

25 Ms. Johnston noted that Pennsylvania cannot

1 control other states but can control what happens in
2 Pennsylvania. She asked the Commission to look at
3 requirements and the way the education has to be
4 taken, especially for a broker in Pennsylvania, where
5 maybe they can offer a good neighbor waiver for
6 states that touch Pennsylvania. She agreed that all
7 of the states are different and everyone should be
8 educated but suggested reducing the hours and help
9 neighboring states.

10 Ms. Cestra mentioned that the Commission would
11 look at the Association of Real Estate License Law
12 Officials (ARELLO) because they keep records of
13 different state regulations to see what could be
14 changed, along with looking at neighboring states.

15 Acting Commissioner Claggett stated a good
16 neighbor waiver has not been considered. He noted it
17 is worth reviewing to compare broker requirements in
18 other states to Pennsylvania. He also mentioned that
19 it would be a good idea to reach out to Michael
20 McDonald.]

21 ***

22 Adjournment

23 CHAIR TARANTINO:

24 Motion to adjourn.

25 MR. MCGETTIGAN:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

So moved.

MR. SAXTON:

Second.

CHAIR TARANTINO:

Thank you everybody.

[There being no further business, the State Real Estate Commission Meeting adjourned at 1:15 p.m.]

CERTIFICATE

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



Sophia Mahoney,

Minute Clerk

Sargent's Court Reporting Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX

August 15, 2023

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

TIME	AGENDA
9:00	Executive Session
11:00	Return to Open Session
11:11	Official Call to Order
11:11	Roll Call/Introduction of Attendees
11:15	Miscellaneous - Michael McDonald
11:19	Approval of Minutes
11:20	Formal Hearing - Autumn Hicks
12:04	
12:06	Report of Prosecutorial Division
12:31	Executive Session
12:41	Return to Open Session
12:41	Motions
12:51	Report of Commission Counsel
12:56	Report of Commission Administrator
12:57	Report of Committees
1:08	Public Session
1:15	Adjournment