

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: 10:38 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

May 5, 2026

State Real Estate CommissionMay 5, 2026COMMISSION MEMBERS:

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

COMMISSION PERSONNEL:

Sean Barrett, Esquire, Commission Counsel
Marc Farrell, Esquire, Regulatory Counsel, Office
Chief Counsel
Timothy Fritsch, Esquire, Commission Prosecution
Liaison
Deon Bowers, Commission Administrator
Caroline Bailey, Esquire, Commission Prosecutor
Ray J. Michalowski, Esquire, Senior Commission
Prosecutor
Angela J. Solomon, Esquire, Commission Prosecutor
Ashley Murphy, Esquire, Commission Prosecution Liaison
Jonathan Blake, Esquire, Commission Prosecutor
Ronald Rouse, Esquire, Senior Counsel, PA Office of
General Counsel
Jason Giurintano, Esquire, Deputy Chief Counsel
Andrew LaFratte, MPA, Deputy Policy Director, Office
of Policy
Piri Pantoja Jr., Deputy Policy Director, Office of
Legislative Affairs
Nathan Giunta, Esquire, Board Prosecution Liaison
Amanda Richards, Fiscal Supervisor, Bureau of Finance
and Procurement
Richard Morrisette, Director, Bureau of Enforcement
And Investigation (BEI)
Tamie Laudenslager, Fiscal Management Specialist,
Bureau of Finance and Procurement
Taylor Koch, Fiscal Chief, Bureau of Finance and
Procurement
Jessica Zukoski, Senior Legal Analyst
Danie Bendesky, Special Assistant for Strategic
Initiatives

State Real Estate Commission

May 5, 2026

ALSO PRESENT:

Nicole Murray, Pocono Realtors
Bridget Coologhan
Carter Grote, Applicant
Hank Lerner, Esquire, Pennsylvania Association of
Realtors
Patrick Groner, Jr., Pennington Lines Real Estate
Katelyn Taylor, Colibri Real Estate
Marcus Huertas, Advocacy Manager, Pennsylvania
Association of Realtors
Lisa Ginsburg, Director of Education, Bucks County
Association of Realtors (BCAR)
Tracy Francesca, The CE Shop
Katelyn Taylor, Senior Regulatory Compliance
Associate, Colibri Real Estate
AM Allen, Bucks County Association of Realtors (BCAR)
14127225824
Erin Badstuebner, Sargent's Court Reporting Service,
Inc.

1 ***

2 State Real Estate Commission

3 May 5, 2026

4 ***

5 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
6 9:00 a.m. the Commission entered into Executive
7 Session with Sean Barrett, Esquire, Commission
8 Counsel, for the purpose of conducting quasi-judicial
9 deliberations on a number of matters currently pending
10 before the Commission and to receive advice of
11 counsel. The Commission returned to open session at
12 10:30 a.m.]

13 ***

14 The regularly scheduled meeting of the State Real
15 Estate Commission was held on Tuesday, May 5th, 2026.
16 Annie Hanna Cestra, Chair, officially called the
17 meeting to order at 10:30 a.m.

18 ***

19 Roll Call

20 [Deon Bowers, Commission Administrator, provided a
21 roll call of Commission members. A quorum of
22 Commission members was present.]

23 ***

24 Pledge of Allegiance

25 [The Pledge of Allegiance was recited.]

1

2 [It was determined that Chair Hanna Cestra's technical
3 equipment was not working; therefore, Vice Chair Guy
4 Saxton conducted the meeting.]

5

6 [Sean Barrett, Esquire, Commission Counsel, informed
7 everyone that the meeting was being recorded and
8 voluntary participation constituted consent to be
9 recorded.]

10 Mr. Barrett noted the Commission at 9:00 a.m.
11 entered into Executive Session for the purpose of
12 conducting quasi-judicial deliberations on a number of
13 matters currently pending before the Commission and to
14 receive the advice of counsel.]

15

16 Approval of Draft Minutes - March 23, 2026

17 VICE CHAIR SAXTON:

18 The Commission would entertain a motion
19 to accept the March 23, 2026 minutes.

20 MR. FERRARA:

21 So moved, Ferrara.

22 MR. SAMPSON:

23 Sampson, second.

24 VICE CHAIR SAXTON:

25 Roll call.

1 Annie Hanna Cestra, aye; Arion Claggett,
2 aye; Guy Saxton, aye; Armand Ferrara,
3 aye; Jeffrey Johnson, abstain; Kyle
4 Sampson, aye; Joseph Tarantino, aye;
5 Jennifer Thompson, abstain.

6 [The motion carried. Jeffrey Johnson and Jennifer
7 Thompson abstained from voting on the motion.]

8 ***

9 Report of Prosecutorial Division

10 [Caroline Bailey, Commissioner Prosecutor, presented
11 Consent Agreements for Agenda Item No. 3, Case No. 25-
12 56-005809; Agenda Item No. 4, Case No. 25-56-006891;
13 and Agenda Item No. 5, Case No. 25-56-0073300.]

14 ***

15 [Timothy Fritsch, Esquire, Commission Prosecutor,
16 presented the Consent Agreements for Agenda Item No.
17 6, Case No. 25-56-016561 and Case No. 25-56-016562;
18 and Agenda Item No. 7, Case No. 26-56-011760.]

19 MR. BARRETT:

20 After the report of prosecution, does
21 any member of the Commission wish to
22 enter into Executive Session for any
23 further deliberations?

24 Hearing none, based on Executive
25 Session deliberations and the

1 presentation of prosecution, I believe
2 the Commission Chair would entertain a
3 motion to approve the Consent Agreements
4 at Item No. 3, Case No. 25-56-005809;
5 Item No. 4, Case No. 25-56-006891; Item
6 No. 5, Case No. 25-56-0073300; Item No.
7 6, Case Nos. 25-56-016561 and Case No.
8 25-56-016562; and Item No. 7, Case No.
9 26-56-011760.

10 MR. TARANTINO:

11 So moved.

12 MR. SAMPSON:

13 Second.

14 MR. TARANTINO:

15 Shall we call the role please?

16

17 Annie Hanna Cestra, aye; Arion Claggett,
18 aye; Guy Saxton, aye; Armand Ferrara,
19 aye; Jeffrey Johnson, aye; Kyle Sampson,
20 aye; Joseph Tarantino, aye; Jennifer
21 Thompson, aye.

22 [The motion carried unanimously. The Respondent's
23 names are as follows: Item No. 3, Case No. Case No.
24 25-56-005809, BPOA vs. Dan R. Leader; Item No. 4, Case
25 No. 25-56-006891, BPOA vs. Diane Loomis; Item No. 5,

1 Case No. 25-56-0073300, BPOA vs. Krish Patel; Item No.
2 6, Case No. 25-56-016561 and Case No. 25-56-016562,
3 BPOA vs. Real Enterprises, Inc. & Harry K. Fry; Item
4 No. 7, Case No. 26-56-011760, BPOA vs. Rodney
5 Gressley.]

6 ***

7 Appointment - Updated Financial Presentation
8 [Taylor Koch, Fiscal Chief, Bureau of Finance and
9 Procurement (BFP), reported on the Commission's
10 Financial status.

11 Mr. Koch stated the fee package initially
12 presented and approved by the Commission in January of
13 2026 was not entirely accurate. He presented a fee
14 package more in alignment with the guidelines
15 established on the Commission's website, specifically,
16 that the license fee is paid at the time of
17 application

18 Mr. Koch noted an increase in licensee counts for
19 fiscal year 2025 of about 907 more licensees from
20 these current biennium, fiscal year 2024-2025 versus
21 the 2022-2023 biennium. He added the renewals and
22 applications equal about 95% of their total revenue.
23 He noted the projected revenue for the current
24 biennium.

25 Mr. Koch referred to a chart reflecting the main

1 revisions to the finances as opposed to what was shown
2 in January. He discussed the total application
3 revenue and a breakdown of the expenditures, noting an
4 increase in the predicted figures in January 2026. He
5 commented the license modernization project had
6 unexpected expenses, for which each board was paying
7 into, depending on their licensee count. He some
8 expenditures by cost category did fluctuate based off
9 the timesheet costs.

10 Mr. Koch stated the fee increase presented in
11 January 2026 was still somewhat appropriate, but the
12 increase for the fee package had now risen to a
13 slightly higher rate. He assured the Commission there
14 would be no increase in renewal fees with the
15 applications at that point. The proposal was for an
16 increase for the applications as a standalone. He
17 added the next biennium application fees did allow the
18 Commission to decrease its deficit.

19 Mr. Koch stated the renewal fees would still need
20 to be considered. He discussed factoring in the
21 regular applications for the existing licensees.

22 Mr. Koch discussed the new proposed fee structure
23 with the broker fee going from \$126 to \$152 to \$160 in
24 2030 and to \$168 in 2032. He noted the advantages
25 with the significant number of real estate licensees

1 helped to offset a bigger increase than usual.

2 Mr. Tarantino declaring his opposition to the fee
3 increases. Commission members took particular care in
4 explaining the process of calculating their revenue
5 versus their expenditures. It was noted the last fee
6 increase was around twenty years ago. Mr. Tarantino
7 appreciated the feedback.

8 Renewal fees, Mr. Koch stated, would be reviewed
9 for the May 2028 renewal, which was actually the end
10 of fiscal year 2027. He discussed looking at a
11 surplus, thus getting the Commission back into
12 positive spending, perhaps with a cushion as well for
13 any unforeseen expenses.

14 Mr. Tarantino questioned Mr. Koch as to the
15 Commission actual biennial versus the estimated
16 expenditures. Mr. Koch replied the license
17 modernization project costs were based on the licensee
18 counts for each Commission. The Commission, had a
19 very large licensee count. The legal administration
20 costs had almost doubled and prosecution costs had
21 also increased. Mr. Koch noted it was not just one
22 cause or element, but the overall cost of doing
23 business in general. High legal investigation costs
24 translated into higher legal costs altogether; the
25 license modernization project delays induced

1 additional costs that were somewhat pushed over into
2 the 2025 fiscal year as opposed to fiscal year 2024
3 when the costs should have been allocated. He stated
4 the expenditures should be decreasing next year.

5 Mr. Koch addressed the future of the proposed fee
6 package by noting the projected extra revenue with the
7 renewal fees and application fees over the next three
8 biennium or six fiscal years.

9 Acting Commissioner Claggett asked Mr. Koch if a
10 vote was needed to which Mr. Koch replied in the
11 affirmative. Marc Farrell, Esquire, Regulatory
12 Counsel, stated it would be appropriate for the
13 Commission to vote to adopt the recommendations of the
14 BFP report and presentation. He further added a draft
15 proposed annex to vote on the fee increases which to
16 be done via the regular regulatory process; the first
17 step in that is to approve the draft proposed fee
18 annex. He commented that both the proposed fee
19 increase package and the draft proposed fee annex
20 could be voted on.]

21 ***

22 Report of Regulatory Counsel - Status Report
23 [Marc Farrell, Regulatory Counsel, provided the
24 Commission with an update on their regulatory
25 packages.

1 Mr. Farrell discussed Regulation 16A-5630, the
2 Fees package, noting the Commission need to adopt the
3 BFP proposal, approve, and share with stakeholders.]

4 MR. BARRETT:

5 Based on the presentation of BFP, I
6 believe the Commission Chair would
7 entertain a motion to accept the updated
8 presentation presented today of the
9 Bureau of Finance and Procurement
10 regarding the fee increase proposals
11 just presented.

12 MR. FERRARA:

13 So moved.

14 ACTING COMMISSIONER CLAGGETT:

15 Second.

16 VICE CHAIR SAXTON:

17 Please call the roll.

18
19 Annie Hanna Cestra, aye; Arion Claggett,
20 aye; Guy Saxton, aye; Armand Ferrara,
21 aye; Jeffrey Johnson, aye; Kyle Sampson,
22 abstain; Joseph Tarantino, aye; Jennifer
23 Thompson, aye.

24 [The motion carried. Mr. Sampson abstained from
25 voting on the motion.]

1
2 [Mr. Farrell updated the Commission on the status of
3 the annex declaring that it was reflective of the
4 proposed increases in the BFP presentation. It would
5 be circulated as an exposure draft to the stakeholders
6 with comments coming back, which would then be
7 presented to the Commission. This is just the first
8 step; if all goes well, before the biennial renewal
9 period, that would be the first one for the increase
10 to take effect.]

11 MR. BARRETT:

12 Unless anyone has any other comment,
13 based on the presentation of Regulatory
14 Counsel, I believe the Commission Chair
15 would entertain a motion to adopt the
16 proposed annex and have it circulated
17 for an exposure draft for 16A-5630.

18 VICE CHAIR SAXTON:

19 Is there a motion?

20 MS. THOMPSON:

21 So moved.

22 ACTING COMMISSIONER CLAGGETT:

23 Second.

24 VICE CHAIR SAXTON:

25 Call the role please?

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Annie Hanna Cestra, aye; Arion Claggett,
aye; Guy Saxton, aye; Armand Ferrara,
aye; Jeffrey Johnson, aye; Kyle Sampson,
abstain; Joseph Tarantino, aye; Jennifer
Thompson, aye.

[The motion carried. Mr. Sampson abstained from
voting on the motion.]

Report of Commission Counsel

MR. BARRETT:

I believe the Commissioner Chair would
entertain a motion to direct counsel to
draft an adjudication order consistent
with Executive Session deliberations for
Item No. 8, Asher Chancey, Case No. 21-
56-005636; and Item No. 9, Curteci A.
Cureton, Case No. 25-56-006558.

MR. TARANTINO:

So moved.

MR. FERRARA:

Second.

VICE CHAIR SAXTON:

Call the role please?

1 Annie Hanna Cestra, aye; Arion Claggett,
2 aye; Guy Saxton, aye; Armand Ferrara,
3 aye; Jeffrey Johnson, aye; Kyle Sampson,
4 aye; Joseph Tarantino, aye; Jennifer
5 Thompson, aye.

6 [The motion carried unanimously.]

7 ***

8 MR. BARRETT:

9 Based on Executive Session
10 deliberations, I believe the
11 Commissioner Chair would entertain a
12 motion to adopt the proposed
13 Adjudication and Order at Item No. 10,
14 Case No. 25-56-011532, Maxwell Benjamin
15 Feinberg.

16 MR. TARANTINO:

17 So moved.

18 VICE CHAIR SAXTON:

19 Do we have a second?

20 MR. SAMPSON:

21 Second.

22 VICE CHAIR SAXTON:

23 Please call the roll.

24

25 Annie Hanna Cestra, aye; Arion Claggett,

1 aye; Guy Saxton, aye; Armand Ferrara,
2 aye; Jeffrey Johnson, aye; Kyle Sampson,
3 aye; Joseph Tarantino, aye; Jennifer
4 Thompson, aye.

5 [The motion carried unanimously.]

6 ***

7 MR. BARRETT:

8 Based on Executive Session
9 deliberations, I believe the
10 Commissioner Chair would entertain a
11 motion to approve the final Adjudication
12 and Order at Item No. 11, Case No. 24-
13 56-015865, Anatoliy Paul Brown; Item No.
14 12, Case No. 24-56-017803, Alvin D.
15 Daviston, Jr; and Item No. 13, Case No.
16 23-56-003962, Antonio Green.

17 MR. TARANTINO:

18 So moved.

19 VICE CHAIR SAXTON:

20 Do we have a second?

21 MR. FERRARA:

22 Second.

23 VICE CHAIR SAXTON:

24 Please call the roll.

25

1 Annie Hanna Cestra, aye; Arion Claggett,
2 aye; Guy Saxton, aye; Armand Ferrara,
3 aye; Jeffrey Johnson, aye; Kyle Sampson,
4 aye; Joseph Tarantino, aye; Jennifer
5 Thompson, aye.

6 [The motion carried unanimously.]

7 ***

8 MR. BARRETT:

9 At Item No. 14, Case No. 24-56-015155,
10 Robert E. Foster, based on Executive
11 Session deliberations, I believe the
12 Commissioner Chair would entertain a
13 motion to reject the Motion to Deem
14 Facts Admitted.

15 MR. FERRARA:

16 So moved.

17 VICE CHAIR SAXTON:

18 Do we have a second?

19 MR. TARANTINO:

20 Second.

21 VICE CHAIR SAXTON:

22 Please call the roll.

23

24 Annie Hanna Cestra, aye; Arion Claggett,
25 aye; Guy Saxton, aye; Armand Ferrara,

1 aye; Jeffrey Johnson, aye; Kyle Sampson,
2 aye; Joseph Tarantino, aye; Jennifer
3 Thompson, aye.

4 [The motion carried unanimously.]

5 ***

6 Report of Regulatory Counsel (Cont.) - Status Report
7 [Marc Farrell, Esquire, Regulatory Counsel, stated
8 regulation 16A-5625, Licensure by Endorsement, was
9 published as proposed but received no public comments.
10 No comments were received from the Independent
11 Regulatory Review Commission (IRRC); therefore, the
12 regulation was deemed approved by same, provided the
13 final rulemaking package had no significant changes.

14 He stated, with the Commission's adoption those
15 two items, the regulation will proceed with through
16 the final rulemaking phase.]

17 MR. BARRETT:

18 Based upon the report of Regulatory
19 Counsel, I believe that Commission
20 Chairman would entertain a motion to
21 approve the final annex and rulemaking
22 for the regulation package 16A-5625.

23 MR. TARANTINO:

24 So moved.

25 VICE CHAIR SAXTON:

1 Do we have a second?

2 MR. FERRARA:

3 Second.

4 VICE CHAIR SAXTON:

5 Call the role please?

6

7 Annie Hanna Cestra, aye; Arion Claggett,
8 aye; Guy Saxton, aye; Armand Ferrara,
9 aye; Jeffrey Johnson, aye; Kyle Sampson,
10 aye; Joseph Tarantino, aye; Jennifer
11 Thompson, aye.

12 [The motion carried unanimously.]

13 ***

14 Report of Commission Chairperson - No Report

15 ***

16 Report of Regulatory Counsel (Cont.) - Status Report

17 [Mr. Farrell discussed regulation 16A-5628, Schedule
18 of Civil Penalties. He stated the Commission had
19 approved the annex for this regulation, and he did
20 have a draft of the rulemaking package, including the
21 proposed preamble. He would present it at the
22 Commission's June 2026 meeting.

23 Mr. Farrell stated the Wholesaling Regulation,
24 16A-5629, was still being processed. He hoped to have
25 a draft annex and preamble for the Commission's review

1 at its next meeting. He added, although the
2 Wholesaling Legislation Act 52 of 2024 only calls for
3 the declaration of regulations in a limited fashion,
4 there were certain gaps to be addressed. The majority
5 of the statute itself was self-effectuating.

6 Mr. Farrell stated the General Revisions package,
7 16A-5656, was still being drafted. He noted, at the
8 last meeting, a topic of discussion was whether
9 lockboxes and property access could be pursued within
10 the pending General Revisions package. He suggested
11 addressing the matter in a standalone package. He
12 questioned whether there were problems that could not
13 be addressed by its regulations. He suggested that
14 expanding the education on the subject could be the
15 answer.

16 Deon Bowers, Commission Administrator, suggested a
17 continuing education class on the matter.

18 Hank Lerner, Esquire, Pennsylvania Association of
19 Realtors, discussed the idea of fitting in the topic
20 of property access with the CE classes; indeed, he
21 commented the Commission/Prosecutors would gather
22 cases that could be used as a basis for that type of
23 education. He questioned whether there had been any
24 progress in that area. Mr. Farrell suggested the
25 conversation could be continued in open discussion.

1 Ms. Bowers asked Mr. Farrell if he knew about the
2 possibility of home inspectors being licensed by the
3 Real Estate Commission. Mr. Farrell had seen a bill
4 that had been amended to place the home inspectors
5 within the Real Estate Commission but was not certain
6 where the bill stood in the process yet. Mr. Barrett
7 stated the bill was being circulated.]

8 ***

9 Report of Acting Commissioner - No Report

10 ***

11 Report of Commission Administrator - Renewals

12 [Deon Bowers, Commission Administrator, advised the
13 Commission that renewals were still ongoing and
14 suggested those who were renewing their licenses go
15 online and do so as soon as possible.]

16 ***

17 Report of Committees - Education/Examination Committee

18 MR. BARRETT:

19 Based on Executive Session
20 deliberations, I believe the Commission
21 Chair would entertain a motion to
22 approve the broker exam application on
23 Susan Bickett.

24 VICE CHAIR SAXTON:

25 Do we have a motion on the floor?

1 MR. TARANTINO:

2 So moved.

3 VICE CHAIR SAXTON:

4 Do we have a second?

5 MR. JOHNSON:

6 Second.

7 VICE CHAIR SAXTON:

8 Call the role please?

9

10 Annie Hanna Cestra, recused; Arion
11 Claggett, aye; Guy Saxton, aye; Armand
12 Ferrara, aye; Jeffrey Johnson, aye; Kyle
13 Sampson, aye; Joseph Tarantino, aye;
14 Jennifer Thompson, aye.

15 [The motion carried. Chair Hanna-Cestra was recused
16 from deliberations and voting on the motion.]

17 ***

18 Report of Committees - Enforcement Committee

19 MR. BARRETT:

20 At Item No. 19, based on Executive
21 Session deliberations, I believe the
22 Commission Chair would entertain a
23 motion to provisionally deny the real
24 estate salesperson examination
25 application of Carter Grote.

1 VICE CHAIR SAXTON:

2 Do we have a motion on the floor?

3 MR. TARANTINO:

4 So moved.

5 VICE CHAIR SAXTON:

6 Do we have a second?

7 MR. SAMPSON:

8 Second.

9 VICE CHAIR SAXTON:

10 Call the role please?

11

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

17 [The motion carried unanimously.]

18 ***

19 Old Business / New Business - No Report

20 ***

21 Miscellaneous - Commission Counsel

22 [Sean Barrett, Esquire, Commission Counsel, introduced
23 himself to the Commission. He provided a summary of
24 his background with the Department of State for
25 approximately four years. He had also been Counsel to

1 the Commission of Pharmacy, Physical Therapy and
2 Occupational Therapy. He looked forward to working
3 with the State Real Estate Commission.]

4 ***

5 Miscellaneous - ARELLO National Conference
6 [Acting Commissioner Claggett discussed Item 21, the
7 ARELLO National Conference in Maui on 9-15-2026
8 through 9-17-2026, was in conflict with the
9 Commission's off-site meeting in Philadelphia. Only
10 one member of the Commission could be sent to Maui,
11 instead of two members.]

12 MR. TARANTINO:

13 I'll make a motion to send Kyle Sampson
14 to Hawaii for the ARELLO meeting.

15 MR. FERRARA:

16 Second.

17 VICE CHAIR SAXTON:

18 Call the role please?

19
20 Annie Hanna Cestra, aye; Arion Claggett,
21 aye; Guy Saxton, aye; Armand Ferrara,
22 aye; Jeffrey Johnson, aye; Kyle Sampson,
23 abstain; Joseph Tarantino, aye; Jennifer
24 Thompson, aye.

25 [The motion carried. Mr. Sampson abstained from

1 voting on the motion.]

2 ***

3 [Joseph Tarantino, Commission Member, exited the
4 meeting from 11:47 a.m. until 11:49 a.m.]

5 ***

6 Miscellaneous - Continuing Education

7 [Ray Michalowski, Esquire, Senior Commission
8 Prosecutor, discussed the new reporting period coming
9 up after June 1. He noted an issue discussed in the
10 past related to the security of things that consumers
11 entrust to their licensees.

12 Mr. Michalowski and Mr. Fritsch reviewed cases.
13 He suggested a two-hour course on security would be
14 appropriate. One hour would be focused on real
15 property security, personal property security, and
16 information security. He acknowledged that
17 educational providers, though not able to use the
18 Commission's confidential case information, would
19 still have the general range of penalties that are in
20 those cases. In context, the course would be
21 concentrated around what is the proper access to and
22 use of the access to property, real property given to
23 them by their clients.

24 Mr. Michalowski stated the other hour in the
25 course would be divided into one-half hour segments,

1 one addressing the personal property in the homes or
2 offices of their clients and one-half hour spent on
3 client information. He suggested this was how he and
4 Mr. Fritsch had been structuring the course.

5 Acting Commissioner Claggett noted the content of
6 the presentation sounded good. Mr. Saxton inferred
7 that what was being referred to was one hour on
8 security and real property and one-half hour each on
9 personal property of clients and the security of
10 client information in the course of representation.
11 Mr. Barrett asked for wording in the language of the
12 motion that would stipulate 'based on cases to be
13 provided by the Commission' so that schools know that
14 they need to wait for that information.]

15 MR. BARRETT:

16 So based on discussion here today. I
17 believe the Commission Chair would
18 entertain a motion to approve or require
19 that license holders during the biennial
20 renewal period of June 1, 2026 through
21 May 31, 2028 take a two-hour mandatory
22 course with the breakdown that one hour
23 being security and proper access to real
24 property. One half an hour be dedicated
25 to security of personal property of

1 clients and a half-hour be directed to
2 the security of client information in
3 the course of representation. And these
4 courses are to be based on cases
5 provided by the Commission.

6 MR. TARANTINO:

7 So moved.

8 MR. FERRARA:

9 Second.

10 VICE CHAIR SAXTON:

11 Call the role please?

12

13 Annie Hanna Cestra, aye; Arion Claggett,
14 aye; Guy Saxton, aye; Armand Ferrara,
15 aye; Jeffrey Johnson, aye; Kyle Sampson,
16 aye; Joseph Tarantino, aye; Jennifer
17 Thompson, aye.

18 [The motion carried unanimously.]

19 ***

20 Public Comment

21 [Mr. Carter Grote stated his case was Item No. 19. He
22 was advised by Mr. Barrett that he would be receiving
23 a letter detailing what the Commission discussed and
24 the next steps Mr. Grote could take at that point.]

25 ***

1 [Ms. Bowers advised the next meeting date of June
2 30th, 2026, would be held in Harrisburg, PA, and not
3 in Pittsburgh, PA, as originally planned.]

4 ***

5 Adjournment

6 VICE CHAIR SAXTON:

7 So the acting Chairperson would
8 entertain a motion to adjourn.

9 ACTING COMMISSIONER CLAGGETT:

10 So moved.

11 MR. TARANTINO:

12 Second.

13 ***

14 [There being no further business, the State Real
15 Estate Commission Meeting adjourned at 11:56 a.m.]

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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.



Erin Badstuebner,

Minute Clerk

Sargent's Court Reporting
Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX
May 5, 2026

TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:30	Official Call to Order
10:30	Roll Call/Introduction of Attendees
10:32	Pledge of Allegiance
10:32	Approval of Minutes
10:34	Report of Prosecutorial Division
10:48	Appointment - Taylor Koch
11:10	Report of Regulatory Counsel
11:21	Report of Commission Counsel
11:39	Report of Commission Administrator
11:40	Education/Examination Committee
11:42	Miscellaneous
11:54	Public Comment
11:56	Adjournment