

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: 10:30 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

June 30, 2026

State Real Estate Commission
June 30, 2026

COMMISSION 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 - Absent
Anne Rubin, Real Estate Agent
Kyle Sampson, Public Member
Joseph Tarantino, Industry Member
Paul Edger, Esquire, on behalf of Jennifer Thomson,
Esquire, Attorney General Designee

COMMISSION PERSONNEL:

Sean Barrett, Esquire, Commission Counsel
Marc Farrell, Esquire, Regulatory Counsel, Office of
Chief Counsel
Timothy Fritsch, Esquire, Commission Prosecution
Liaison
Deon Bowers, Commission Administrator
Caroline Bailey, Esquire, Commission Prosecutor
Angela J. Solomon, Esquire, Commission Prosecutor
Ashley Murphy, Esquire, Commission Prosecution Liaison
Jonathan Blake, Esquire, Commission Prosecutor
Nathan Giunta, Esquire, Commission Prosecution Liaison
Jessica Zukoski, Senior Legal Analyst
Willow Marsh, Legislative Aide, Office of Legislative
Affairs

ALSO PRESENT:

Nicole Murray, Pocono Realtors
Marcus Huertas, Advocacy Manager, Pennsylvania
Association of Realtors
Lisa Aaron, Professional Standards & Education
Manager, Pennsylvania Association of Realtors
Kiya Jefferson, Legal Intern, Pennsylvania Association
of Realtors
Michael McGee, CAE, RCE, MSL, Chief Executive Officer,
Pennsylvania Association of Realtors
Hank Lerner, Esquire, Chief Legal Officer,
Pennsylvania Association of Realtors
Lisa Ginsburg, Director of Education, Bucks County
Association of Realtors (BCAR)

State Real Estate Commission

June 30, 2026

ALSO PRESENT (cont.):

Tracy Matroni, Director Member Services & Professional
Development, Lancaster Association of Realtors
Francesca Tracy, Compliance Analyst, The CE Shop
Katelyn Taylor, Senior Regulatory Compliance
Associate, Colibri Real Estate
Derek Richmond, Sargent's Court Reporting Service,
Inc.

1 ***

2 State Real Estate Commission

3 June 30, 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, June 30, 2026.
16 Annie Hanna Cestra, Chair, officially called the
17 meeting to order at 10:30 a.m.

18 ***

19 [Sean Barrett, Esquire, Commission Counsel, informed
20 everyone that the meeting was being recorded and
21 voluntary participation constituted consent to be
22 recorded.

23 Mr. Barrett noted the Commission at 9:00 a.m.
24 entered into Executive Session for the purpose of
25 conducting quasi-judicial deliberations on a number of

1 matters currently pending before the Commission and to
2 receive the advice of counsel.]

3 ***

4 Roll Call

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

8 ***

9 Pledge of Allegiance

10 [The Pledge of Allegiance was recited.]

11 ***

12 Approval of Draft Minutes - June 30, 2026

13 CHAIR CESTRA:

14 Now we need a motion to accept the
15 minutes from the May 5, 2026 meeting.

16 ACTING COMMISSIONER CLAGGETT:

17 Claggett, so moved.

18 MR. FERRARA:

19 Ferrara, second.

20 CHAIR CESTRA:

21 Any questions? If not, Madam
22 Administrator, would you take the roll
23 call please?

24

25 Annie Hanna Cestra, aye; Arion Claggett,

1 aye; Guy Saxton, aye; Armand Ferrara,
2 aye; Anne Rubin, abstain; Kyle Sampson,
3 aye; Joseph Tarantino, aye; Paul Edger,
4 abstain.

5 [The motion carried. Anne Rubin and Paul Edger
6 abstained from voting on the motion.]

7 ***

8 Report of Prosecutorial Division

9 [Caroline Bailey, Commissioner Prosecutor, presented
10 Consent Agreements for Agenda Item No. 3, Case No. 25-
11 56-006896.]

12 ***

13 [Timothy Fritsch, Esquire, Commission Prosecutor,
14 presented the Consent Agreements for Agenda Item No.
15 4, Case No. 24-56-006364; Agenda Item No. 5, Case No.
16 24-56-019022; Agenda Item No. 6, Case No. 24-56-
17 015155; Agenda Item No. 7, Case No. 24-56-012387, Case
18 No. 24-56-012389, and Case No. 24-56-012388; and
19 Agenda Item No. 8, Case No. 24-56-003761.]

20 ***

21 [Ashley Murphy, Esquire, Commission Prosecution
22 Liaison, presented the Consent Agreement for Agenda
23 Item No. 9, Case No. 25-56-006240.]

24 ***

25 [Angela J. Solomon, Esquire, Commission Prosecutor

1 presented the Consent Agreements for Agenda Item No.
2 10, Case No. 25-56-001221; and Agenda Item No. 11,
3 Case No. 25-56-005904.]

4 ***

5 MR. BARRETT:

6 Based on the presentation of
7 Prosecution, does any member of the
8 Commission wish to return to Executive
9 Session for any further deliberations on
10 any of these matters?

11 Okay. Hearing none, I think we can
12 handle these all as one big motion.

13 Based on Executive Session
14 deliberations and the Report of
15 Prosecution, I believe the Commission
16 Chair would entertain a motion to
17 approve the Consent Agreements at Item
18 No. 3, Case No. 25-56-006896; Item No.
19 4, Case No. 24-56-006364; Item No. 5,
20 Case No. 24-56-019022; Item No. 6, Case
21 No. 24-56-015155; Item No. 7, Case Nos.
22 24-56-012387, 24-56-012389, and 24-56-
23 012388; Item No. 8, Case No. 24-56-
24 003761; Item No. 9, Case No. 25-56-
25 006240; Item No. 10, Case No. 25-56-

1 001221; and Item No. 11, Case No. 25-56-
2 005904.

3 CHAIR CESTRA:

4 Arion?

5 ACTING COMMISSIONER CLAGGETT:

6 I was waiting for you to ask do we have
7 a motion.

8 CHAIR CESTRA:

9 I think the way that Sean announced it
10 was what we would look for. And so, if
11 you could, please make the so moved for
12 us?

13 ACTING COMMISSIONER CLAGGETT:

14 Claggett, so moved.

15 MR. FERRARA:

16 Second, Ferrara.

17 CHAIR CESTRA:

18 Any questions? If not, Madam
19 Administrator, please do the roll call
20 for the vote.

21

22 Annie Hanna Cestra, aye; Arion Claggett,
23 aye; Guy Saxton, aye; Armand Ferrara,
24 aye; Anne Rubin, aye; Kyle Sampson, aye;
25 Joseph Tarantino, aye; Paul Edger, aye.

1 [The motion carried unanimously. The Respondent's
2 names are as follows: Item No. 3, Case No. 25-56-
3 006896, Debra A. Loggia; Item No. 4, Case No. 24-56-
4 006364, Virdie Emmanuel; Item No. 5, Case No. 24-56-
5 019022, Donglei Tian; Item No. 6, Case No. 24-56-
6 015155, Robert E. Foster; Item No. 7, Case Nos. 24-56-
7 012387, 24-56-012389, Evan Miller & Bridge Property
8 Management LLC, and 24-56-012388, Carl Friedal; Item
9 No. 8, Case No. 24-56-003761, Tella D. Mercado; Item
10 No. 9, Case No. 25-56-006240, Susan E. Keegan; Item
11 No. 10, Case No. 25-56-001221, Anton Agarov; and Item
12 No. 11, Case No. 25-56-005904, Heather M. Martin.]

13 ***

14 Report of Commission Counsel

15 MR. BARRETT:

16 For Item No. 12, Har Jehuda Cemetery.

17 Based on Executive Session
18 deliberations, I believe the Commission
19 Chair would entertain a motion to direct
20 Counsel to draft an Adjudication and
21 Order consistent with Executive Session
22 discussions for Case No. 22-56-010590
23 and Case No. 22-56-015417.

24 CHAIR CESTRA:

25 Do we have a motion?

1 ACTING COMMISSION CLAGGETT:

2 Claggett, so moved.

3 MR. FERRARA:

4 Ferrara, second.

5 CHAIR CESTRA:

6 Any other questions? If not, Madam
7 Administrator, please call the roll.

8
9 Annie Hanna Cestra, aye; Arion Claggett,
10 aye; Guy Saxton, aye; Armand Ferrara,
11 aye; Anne Rubin, aye; Kyle Sampson, aye;
12 Joseph Tarantino, aye; Paul Edger, aye.

13 [The motion carried unanimously.]

14 ***

15 MR. BARRETT:

16 Item No. 13, based on Executive Session
17 deliberations, I believe the Commission
18 Chair would entertain a motion to adopt
19 the Proposed Adjudication and Order at
20 Item No. 13, Fabiana McKinley, Case No.
21 24-56-011305.

22 CHAIR CESTRA:

23 Do we have a motion?

24 ACTING COMMISSION CLAGGETT:

25 Claggett, so moved.

1 MR. FERRARA:

2 Ferrara, second.

3 CHAIR CESTRA:

4 Any other questions? Madam

5 Administrator, please call the roll.

6

7 Annie Hanna Cestra, aye; Arion Claggett,

8 aye; Guy Saxton, aye; Armand Ferrara,

9 aye; Anne Rubin, aye; Kyle Sampson, nay;

10 Joseph Tarantino, aye; Paul Edger, aye.

11 [The motion carried. Kyle Sampson opposed the
12 motion.]

13 ***

14 MR. BARRETT:

15 Item No. 14, based on Executive Session
16 deliberations, I believe the Commission
17 Chair would entertain a motion to grant
18 the Motion to Deem Facts Admitted and
19 direct Counsel to draft an Adjudication
20 and Order consistent with Executive
21 Session discussions for Brett Michael
22 Myers, Case No. 25-56-011082.

23 CHAIR CESTRA:

24 Do we have a motion?

25 ACTING COMMISSION CLAGGETT:

1 Claggett, so moved.

2 MR. FERRARA:

3 Ferrara, second.

4 CHAIR CESTRA:

5 Any other questions? If not, Madam
6 Administrator, please call the roll.

7
8 Annie Hanna Cestra, aye; Arion Claggett,
9 aye; Guy Saxton, aye; Armand Ferrara,
10 aye; Anne Rubin, aye; Kyle Sampson, aye;
11 Joseph Tarantino, aye; Paul Edger, aye.

12 [The motion carried unanimously.]

13 ***

14 Report of Regulatory Counsel

15 [Marc Farrell, Esquire, Regulatory Counsel, Office of
16 Chief Counsel, reported the Commission currently had
17 five open regulation packages. The final rulemaking
18 package for 16A-5625, Licensure by Endorsement or Act
19 41, was delivered to Independent Regulatory Review
20 Commission (IRRC) on June 10, 2026, and is scheduled
21 for approval on July 16, 2026, where it is expected to
22 be deemed approved.

23 Regarding 16A-5630, Fee Increase, Mr. Farrell
24 reported the draft Annex approved at the last meeting
25 was sent out as an exposure draft to stakeholders for

1 a 30-day comment period ending on June 29, 2026.
2 There were six comments sent in which would be
3 reviewed at the next meeting.

4 Mr. Farrell shared 16A-5628, Schedule of Civil
5 Penalties, was drafted by former Commissioner Counsel
6 Picarella and approved by the Commission. The package
7 was scheduled to go under internal reviews prior to
8 going through the regulatory process.

9 Regarding 16A-5616, General Revisions, and 16A-
10 5629, Wholesaling, Mr. Farrell noted the Commission
11 provided everything needed at the current time.
12 Regulatory Counsel was preparing the Preamble and
13 regulatory analysis form for 16A-5616. 16A-5629 was
14 slightly behind the general revisions in the
15 procedural process.

16 Chair Cestra asked if there was any information
17 regarding a Legislative bill for home inspectors to be
18 under the jurisdiction of the Real Estate Commission.

19 Mr. Barrett stated there is a bill pending in the
20 General Assembly however there had not been any
21 movement. He noted Counsel is usually asked for a
22 bill analysis which he expected soon. He would
23 compile the analysis when requested and consult with
24 the Commission if further guidance is needed.]

25 ***

1 Report of Commission Chairperson - No Report

2 ***

3 Report of Acting Commissioner - No Report

4 ***

5 Report of Commission Administrator - No Report

6 ***

7 Report of Committees - Education/Examination Committee

8 MR. BARRETT:

9 Based on Executive Session
10 deliberations, I believe the Commission
11 Chair would entertain a motion to ratify
12 the Committee's decision regarding the
13 broker exam reviews of Item No. 15, Shu
14 Shu, and Item No. 16, Eleni Zarbalas.

15 MS. RUBIN:

16 So moved.

17 CHAIR CESTRA:

18 Who is seconding? Guy, were you going
19 to second?

20 MR. SAXTON:

21 Second.

22 CHAIR CESTRA:

23 Any other questions? If not, roll call
24 please Madam Administrator.

25

1 Annie Hanna Cestra, aye; Arion Claggett,
2 aye; Guy Saxton, aye; Armand Ferrara,
3 aye; Anne Rubin, aye; Kyle Sampson, aye;
4 Joseph Tarantino, aye; Paul Edger, nay.

5 [The motion carried. Mr. Edger opposed the motion.]

6 ***

7 MR. BARRETT:

8 Item No. 17, based on Executive Session
9 deliberations, I believe the Commission
10 Chair would entertain a motion to
11 approve the broker exam review of Leslie
12 Mariani.

13 MS. RUBIN:

14 So moved, Rubin.

15 MR. SAXTON:

16 Second.

17 CHAIR CESTRA:

18 Any other questions? If not, Madam
19 Administrator please call the roll.

20

21 Annie Hanna Cestra, aye; Arion Claggett,
22 aye; Guy Saxton, aye; Armand Ferrara,
23 aye; Anne Rubin, aye; Kyle Sampson, aye;
24 Joseph Tarantino, aye; Paul Edger, aye.

25 [The motion carried unanimously.]

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MR. BARRETT:

And then for No. 18, based on Executive Session deliberations, I believe the Commission Chair would entertain a motion to deny the education waiver request of Gregory Ottey.

MS. RUBIN:

So moved, Rubin.

MR. SAXTON:

Second, Saxton.

CHAIR CESTRA:

Any other questions? If not, Madam Administrator please call the roll.

Annie Hanna Cestra, aye; Arion Claggett, aye; Guy Saxton, aye; Armand Ferrara, aye; Anne Rubin, aye; Kyle Sampson, aye; Joseph Tarantino, aye; Paul Edger, aye.

[The motion carried unanimously.]

Report of Committees - Enforcement Committee

[Sean Barrett, Esquire, Commission Counsel, explained the Commission did not need to take further action regarding Agenda Item No. 19, which was placed on the

1 Agenda to receive further guidance from the
2 Commission.]

3 ***

4 [It was noted the next meetings were scheduled for
5 August 4, 2026 in Harrisburg followed by September 16,
6 2026 in Philadelphia.]

7 ***

8 Adjournment

9 CHAIR CESTRA:

10 Could we have a motion to adjourn?

11 MR. SAXTON:

12 So moved.

13 MR. TARANTINO:

14 Second.

15 ***

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

18 ***

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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.



Derek Richmond,

Minute Clerk

Sargent's Court Reporting
Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX
June 30, 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
10:33	Approval of Minutes
10:33	Report of Prosecutorial Division
10:57	Report of Commission Counsel
11:01	Report of Regulatory Counsel
11:06	Report of Committees
11:11	Adjournment